



**jordan fishwick**

90 OLD ROAD TINTWISTLE GLOSSOP SK13 1JY  
£270,000

## 90 OLD ROAD TINTWISTLE GLOSSOP SK13 1JY

Enjoying far reaching views over Bottoms reservoir, the surrounding High Peak Park and countryside, a charming period cottage of character, with deceptive living space arranged over three floors and offered for sale with No Onward Chain. Forming part of the Tintwistle Conservation Area, the cottage, which is bursting with character, briefly comprises of a front lounge with stone fireplace, a dining room at the rear and on the lower ground floor there is a fitted kitchen with oven and hob. Upstairs on the first floor, there are two bedrooms and a bathroom with shower. Cobble parking at the front and a sunny South facing cottage garden at the rear. Energy Rating D

### GROUND FLOOR

#### Lounge

15'5 x 13'7 (max meas)

Front door, front sash window, central heating radiator, electric meter cupboard, fireplace, stairs leading down to the lower ground floor and opening through to:

#### Dining Room

12'4 x 10'0

Double glazed rear window and window seat, central heating radiator, stripped floorboards, turning staircase leading to the first floor.

### LOWER GROUND FLOOR

#### Kitchen

11'11 x 9'5 (plus stairs)

A range of fitted shaker style kitchen units including base cupboards and drawers, built-in electric oven, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, gas hob and filter hood, wall cupboards with pelmet lighting, Glow Worm gas fired central heating boiler and radiator, understairs recess, double glazed rear window and external stable type rear door.

mixer tap and close coupled wc, chrome finish towel radiator.

### OUTSIDE

#### Garden

The property has cobble parking at the front and a cottage garden at the rear.

Our ref: Cms/cms/0421/26

#### Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



### FIRST FLOOR

#### Landing

#### Bedroom One

13'6 (max) 12'10 (min) x 8'8

Two front sash windows and central heating radiator.

#### Bedroom Two

12'7 x 10'2

Double glazed rear window, central heating radiator and storage cupboard.

#### Bathroom

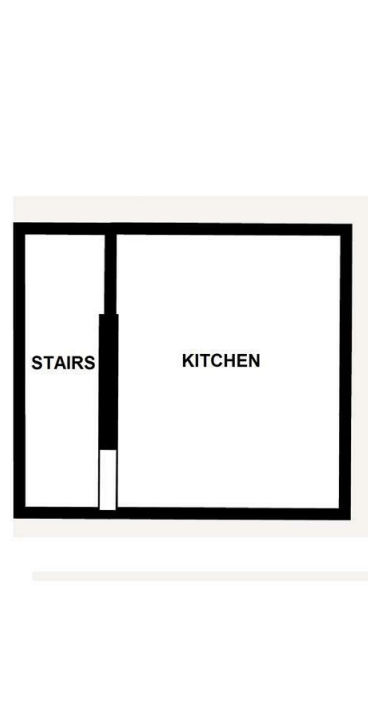
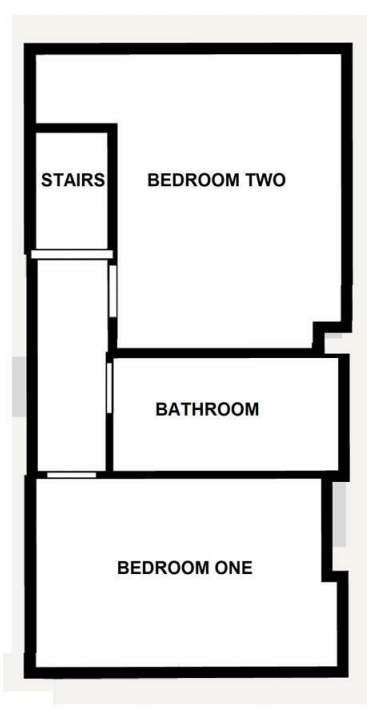
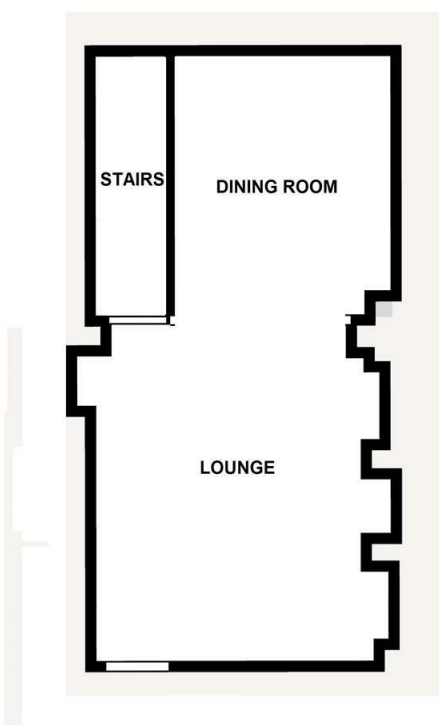
A white suite including a panelled shower bath with mixer tap, shower over, pedestal wash hand basin with



GROUND FLOOR

FIRST FLOOR

LOWER GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	