

jordan fishwick

80 CHARLESTOWN ROAD GLOSSOP SK13 8LB

£198,000

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A refurbished stone terrace of character, an ideal first home, with an enclosed, split-level rear garden and offered for sale with No Onward Chain. Less than a mile from Glossop town centre shops and railway station, the property has gas central heating, pvc double glazing and briefly comprises a front lounge with fireplace, a dining kitchen with oven/hob and patio doors, two first floor bedrooms and a bathroom with shower. Energy Rating C

GROUND FLOOR

Lounge

12'8 x 12'7 (less stairs)

Pvc front door and pvc double glazed front window, central heating radiator, brick fireplace, gas and electric meter cupboards, two wall light points, spindled stairs leading to the first floor and door through to:

Dining Kitchen

12'9 x 8'8

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, fitted shelving, laminate wood flooring, central heating radiator, two pvc double glazed rear windows and patio doors with fitted blinds leading out to the rear garden.

FIRST FLOOR

Landing

Bedroom One

12'8 x 9'8 (plus recess)

Pvc double glazed front window, central heating radiator, shelved recess and folding wooden ladder access to the boarded 13'6 x 12'2 roof space with partly restricted head height, Worcester gas fired combination boiler and radiator.

Bedroom Two

8'9 x 6'7

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

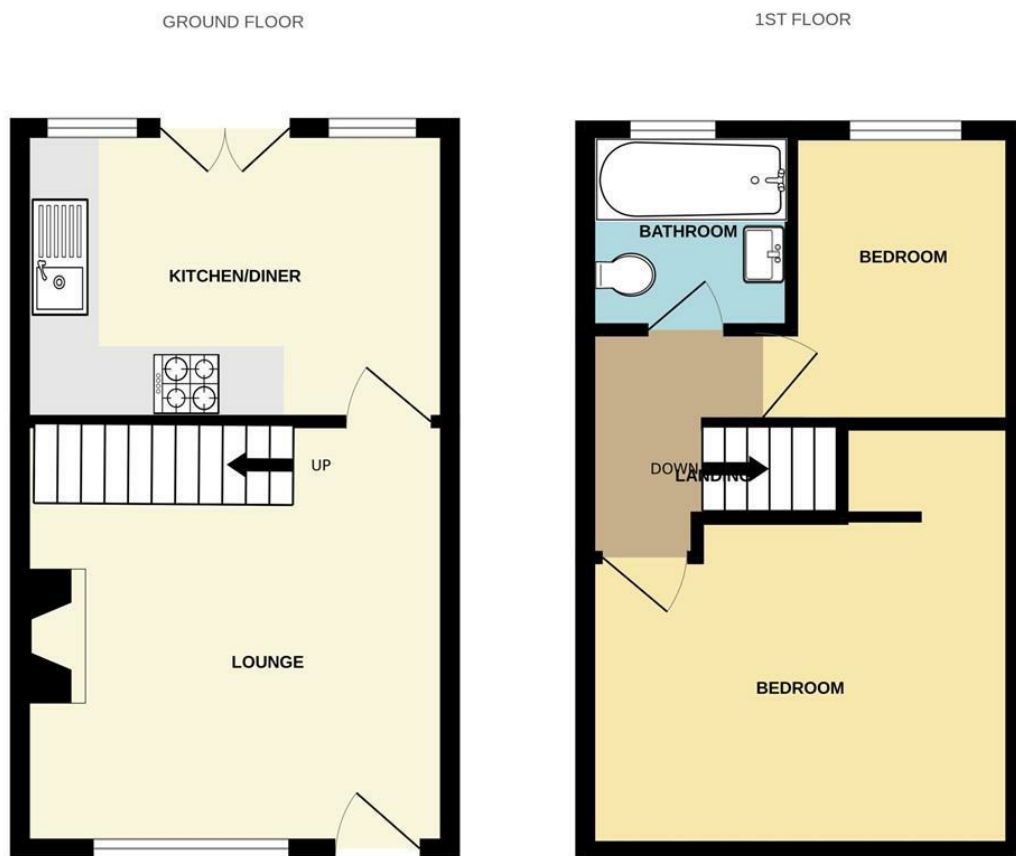
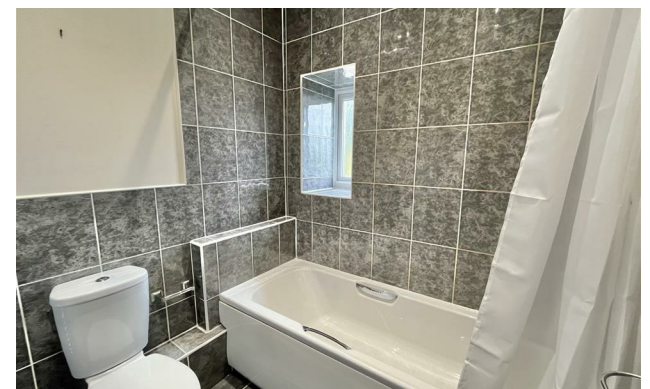
Gardens

The property has a split-level rear garden, which includes a patio area and steps down to a lawn.

Our ref :Cms/cms/0916/25

Agents Notes - HMRC Directive

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	