



11 Shire Way, Glossop, Derbyshire, SK13 7QA

On the outskirts of sought after Old Glossop, a late 1960's built, three bedroom mid mews home with tremendous potential for updating and improvement. Detached garage, driveway parking and gardens. Comprising: entrance hallway, front living room, dining kitchen and rear porch, three first floor bedrooms and a shower room. Pvc double glazing, gas central heating and No Onward Chain. Great location - Viewing recommended. Energy Rating

£260,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Hallway

Pvc double glazed front door, gas and electric meter cupboard, central heating radiator, cloaks cupboard, stairs to the first floor and door to:

Lounge

13'5 (max) 11'6 (min) less chimney breast x 15'4

Pvc double glazed front window, central heating radiator, gas coal effect fire and fireplace, understairs cupboard, opening with glazed sliding doors leading through to:

Dining Kitchen

16'4 x 10'0

Pvc double glazed rear window, central heating radiator, kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker point, work tops with inset one and

a half bowl stainless steel sink unit and mixer tap, wall cupboards, pvc double glazed rear door to:

Rear Porch

Pvc double glazed windows and external rear door.

FIRST FLOOR

Landing

Access top the loft space, cupboard housing the Worcester gas fired combination boiler and doors to:

Bedroom One

13'0 x 9'7

Pvc double glazed front window and central heating radiator, built-in wardrobe.

Bedroom Two

10'0 x 9'7

Pvc double glazed rear window and central heating radiator, built-in wardrobe.

Bedroom Three

7'0 x 6'8 (plus door recess)

Pvc double glazed front window and central heating radiator, storage cupboard.

Shower Room

Walk-in shower cubicle with shower screen and Mira electric shower, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and central heating radiator.

OUTSIDE

Detached Garage

16'0 x 8'3 max

Up and over door, personnel door and two garden stores,


Gardens & Parking


The property has a front garden, a low maintenance rear garden and driveway.

Our ref : Cms/cms/0911/25

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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