



Yale



# 22 New Road, Tintwistle, Glossop, Derbyshire, SK13 1JN

**\*\* SEE OUR VIDEO TOUR \*\* NO ONWARD CHAIN.** Completely refurbished in more recent years, this larger style stone built end terraced house is well presented throughout and has a walled frontage, South Westerly facing rear garden and off road parking at the side. With pvc double glazing and gas central heating, the property briefly comprising an entrance vestibule, front lounge, fitted dining kitchen with oven and hob, three first floor bedrooms and a bathroom with separate shower. All just a stones throw from neighbouring Bottoms reservoir and the beautiful Peak District National Park and yet less than half of a mile from Hadfield shops and railway station. Energy Rating D

## £240,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### GROUND FLOOR

#### Entrance Vestibule

Pvc front door and glazed door through to:

#### Lounge

15'6 (less chimney breast) x 15'0 (less vest)

Pvc double glazed front window, central heating radiator, feature fireplace, tv aerial point and two wall light points, electric meter cupboard and door through to:

#### Dining Kitchen

15'7 x 12'2 (less stairs)

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 one and a half bowl sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, gas fired combination boiler and central heating radiator, understairs cupboard and stairs leading to the first floor, pvc double glazed rear window and stable type external rear door.

### FIRST FLOOR

#### Landing

Central heating radiator, access to the loft space and doors leading off to:

#### Bedroom One

9'11 (max) 9'1 (min) x 9'3 (plus recess)

Pvc double glazed rear window and central heating radiator.

## Bedroom Two

12'0 x 8'8 (max)

Pvc double glazed front window and central heating radiator.

## Bedroom Three

12'0 x 6'5

Pvc double glazed front window and central heating radiator.

## Bathroom

A white suite including a panelled bath with mixer tap, close coupled wc and pedestal wash hand basin with mixer tap, corner shower cubicle, pvc double glazed rear window and central heating radiator.

## OUTSIDE

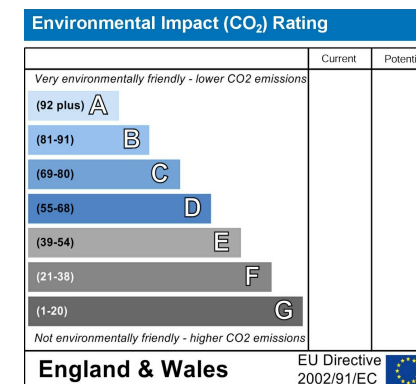
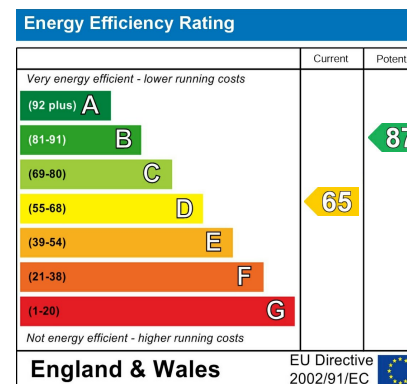
### Gardens & Parking

The property has a walled frontage, off road parking space at the side and an enclosed rear garden with decked area and stone garden store.

Our ref: Cms/cms/0123/26

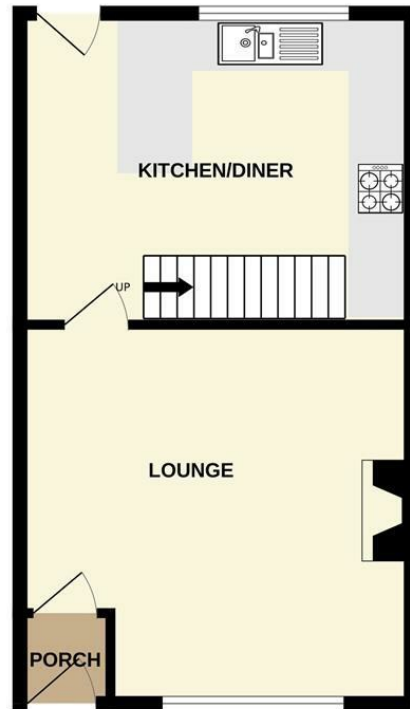
### Note - Anti Money Laundering

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.

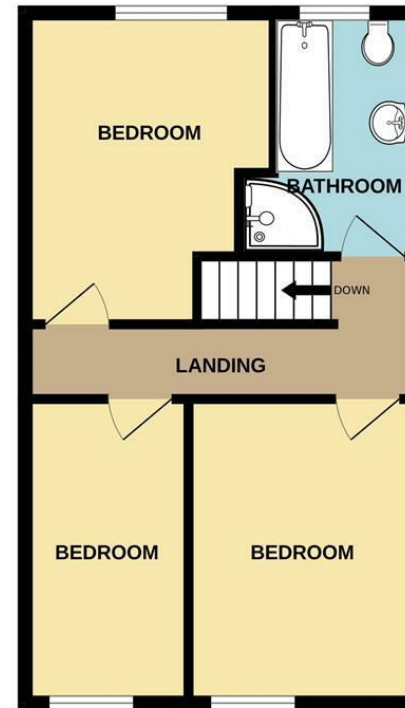




GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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.  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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

01457 858888

glossop@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

