



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

** SEE OUR VIDEO TOUR ** 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

£249,950

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.

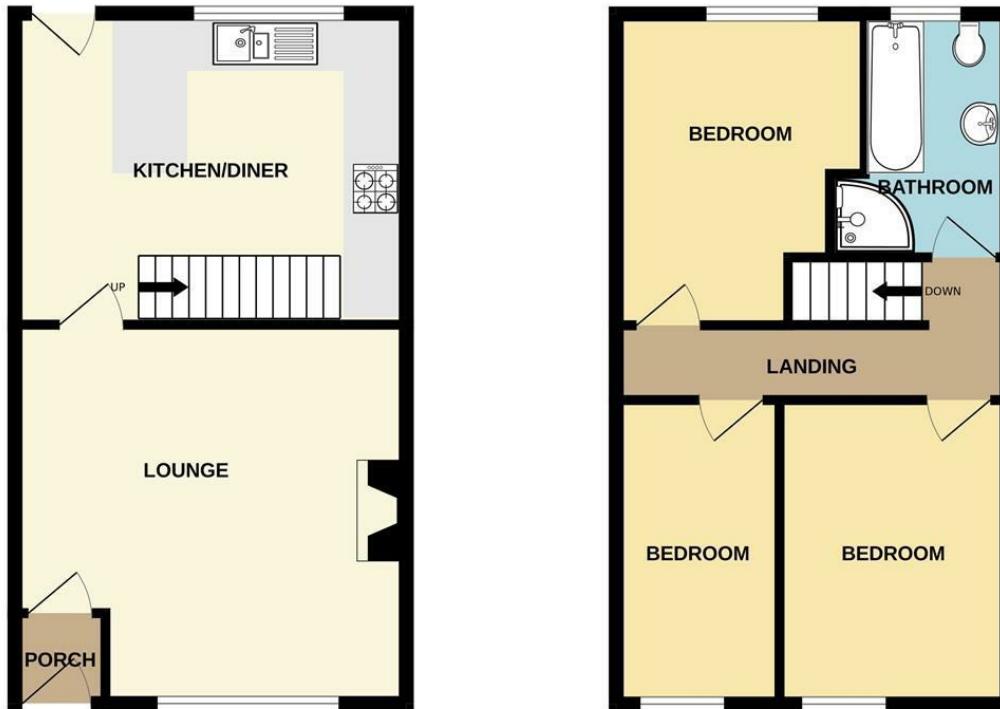
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



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 floorplans 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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