123
jordan fishwick

# 123 Manchester Road, Tintwistle, Glossop, Derbyshire, SK13 1LJ

** SEE OUR VIDEO TOUR ** A generously proportioned, double fronted stone property of character, formerly a public house and refurbished in more recent years to now offer contemporary, open plan living space in the popular village of Tintwistle. The property is well appointed throughout and has a front porch, entrance hallway, a 27ft lounge with media wall, a garden room leads outside and there is a split-level dining room and fitted shaker style kitchen with an island and integrated appliances. Utility/wc and useful two chamber cellar. Upstairs there are four double bedrooms, a smaller fifth bedroom, luxury bathroom and a separate wc. Enclosed rear garden and parking for two cars. No Onward Chain. Energy Rating D

Tintwistle is a small hamlet on the edge of the Peak District National Park and yet only a mile away from neighbouring Hadfield, where you will find local shops and the railway station offering a half an hour commute into Manchester city centre.

# £415,000

**Viewing arrangements**
**Viewing strictly by appointment through the agent**
**44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888**

## GROUND FLOOR

### Front Porch
Pvc double glazed front door through to:

### Entrance Hallway
Laminate wood flooring, central heating radiator with cover, door and steps leading down to the cellar, opening through to:

### Lounge
15'1 x 12'9 plus 16'0 (max) x 12'3 (max)
Two pvc double glazed front windows, three central heating radiators with covers, media wall with electric flame effect fire, three wall light points, two pvc double glazed side windows, three wall light points, laminate wood flooring and door to:

### Garden Room
13'5 (max) x 11'11 (max)
Pvc double glazed rear window and patio doors leading out to the rear garden, central heating radiator with cover, door and stairs leading to the first floor, laminate wood flooring.

### Dining Room
15'2 x 13'5 (max)
Two pvc double glazed front windows, two central heating radiators with covers, wall light point, laminate wood effect flooring and steps up to:

### Kitchen
13'0 x 11'1
A range of shaker style kitchen units including base cupboards and drawers, integrated larder fridge and freezer, wine cooler and dishwasher, two built-in electric ovens, wood block work tops over with an inset single drainer sink and mixer tap, five ring ceramic hob and filter hood, matching wall cupboards, central island unit, pvc double glazed rear window, laminate wood flooring and sliding door to:

### Utility Room/Wc
Plumbing for an automatic washing machine, work top, white close coupled wc and pvc double glazed rear window.

### Cellar One
14'6 x 11'0 (max)
Belfast type sink and opening through to:

### Cellar Two
13'6 x 12'8 (max)
Gas and electric meter cupboards, cupboard housing a Positive Input Ventilation (PIV) unit.

## FIRST FLOOR

### Landing
Spindled balustrade, access to the loft space, central heating radiator with cover and doors leading off to:

**Bedroom One**
16'0 x 13'4 (max)
Pvc double glazed front window, central heating radiator, access to loft space and shelved cupboard.

**Bedroom Two**
15'0 x 12'10 (max)
Pvc double glazed front window and central heating radiator.

**Bedroom Three**
13'5 (max) 12'7 (min) x 10'9
Pvc double glazed rear window and central heating radiator.

**Bedroom Four**
11'5 x 9'9 (max)
Pvc double glazed rear window and central heating radiator.

**Bedroom Five**
12'3 x 5'6
Pvc double glazed front window and central heating radiator.

**Bathroom**
A modern white four piece suite including a freestanding oval bath with mixer tap, twin wash hand basins with mixer taps, shower cubicle, chrome finish towel rail, linen cupboard, cupboard housing the Glow Worm gas fired central heating boiler, pvc double glazed side window.

**Wc**
White close coupled wc and pvc double glazed rear window.

**OUTSIDE**

**Garden & Parking**
The property has an enclosed low maintenance rear garden with artificial grass, large decked area and there is space to park two cars with a double EV charger.

Our ref: Cms/cms/0820/26

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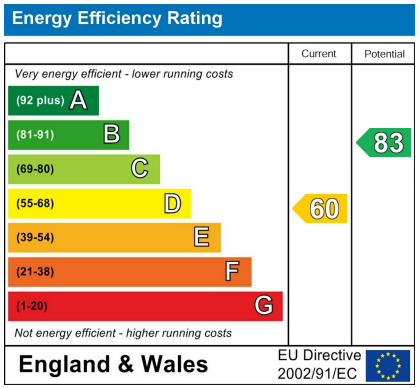


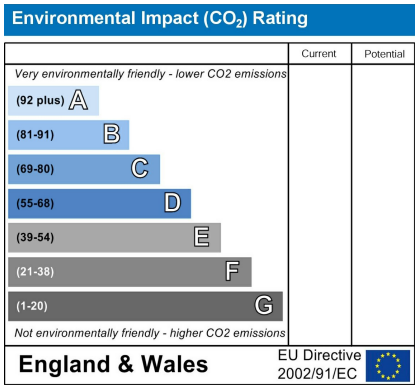


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**Basement**
**Approximate Floor Area**
**316 sq. ft.**
**(29.4 sq. m.)**

**Ground Floor**
**Approximate Floor Area**
**1,058 sq. ft.**
**(98.3 sq. m.)**

**First Floor**
**Approximate Floor Area**
**1,049 sq. ft.**
**(97.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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