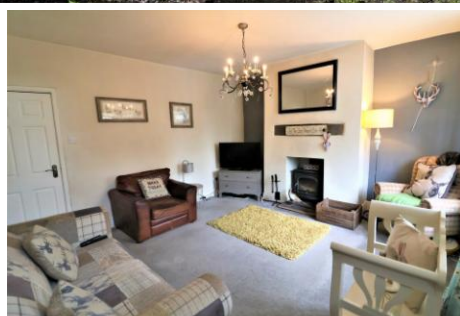
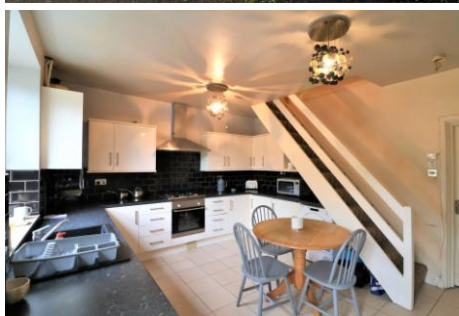


53 Charlestown Road, Glossop, Derbyshire, SK13 8LB



- NO VENDOR CHAIN
- Mid Stone Terrace Cottage
- Spacious Accommodation
- Three Bedrooms
- Lounge

- Kitchen/Diner
- High Ceilings
- Close to Glossop Town Centre
- Ideal First Home
- Ideal Buy to Let Investment

53 Charlestown Road, Glossop, Derbyshire, SK13 8LB

MAIN DISCRIPTION

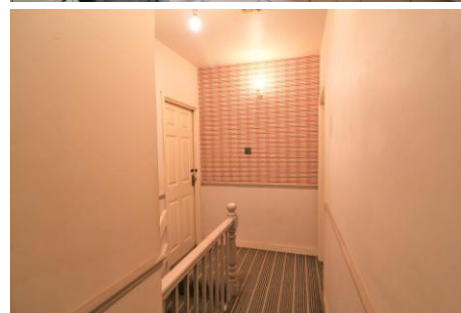
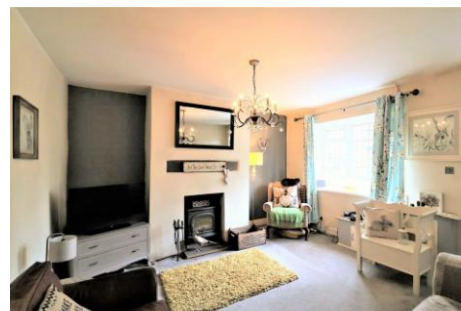
*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this stone mid cottage perfect for the first time buyer or buy to let investor.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

The property offers spacious room sizes and high ceilings and in brief comprises; Lounge and True Kitchen/Diner to the ground floor and Three Bedrooms to the first floor with the third bedroom having a fixed staircase to a boarded loft space.

Externally the property shares a cobbled communal garden and has a private stone shed.



53 Charlestown Road, Glossop, Derbyshire, SK13 8LB

LOUNGE

14' 7" x 14' 3" (4.44m x 4.34m) uPVC double glazed external door through to lounge with uPVC double glazed bay window to the front elevation, wood burning stove, ceiling light point, wall mounted radiator, TV aerial point and internal door through to kitchen diner.



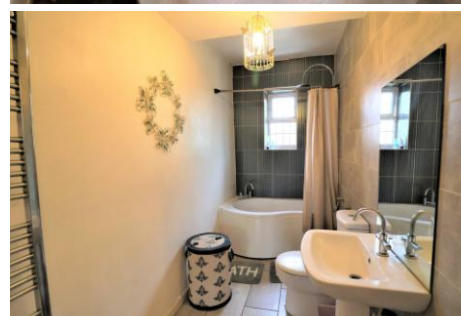
KITCHEN/DINER

15' 0" x 12' 4" (4.57m x 3.76m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and five ring gas hob with over hob extractor fan, boiler housing, two ceiling light points, sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for condensing dryer, integrated fridge and freezer, stairs to the first floor accommodation uPVC double glazed window and external door to the rear.



BEDROOM ONE

11' 3" x 10' 1" (3.43m x 3.07m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.



BEDROOM TWO

9' 4" x 9' 4" (2.84m x 2.84m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.



BATHROOM

12' 6" x 5' 1" (3.81m x 1.55m) A generous size bathroom with three-piece suite comprising of low-level w/c, pedestal sink unit and shower bath with over bath shower with rainfall and handheld showerhead, floor to ceiling splashback tiling, uPVC double glazed window to the rear elevation, ceiling light point and wall mounted chrome heated towel rail.



53 Charlestown Road, Glossop, Derbyshire, SK13 8LB

ATTIC SPACE

12' 9" x 12' 2" (3.89m x 3.71m) Fixed staircase from bedroom 3 to a generous double loft space with storage to eaves, ceiling light point, power points and Felix style window.

LANDING

Stairs from the ground to the first floor, ceiling light point, two wall light points in a hallway

EXTERNAL

A shared cobbled yard with Stone out house.

Tenure - Leasehold

Annual Ground Rent - £2.38 per annum

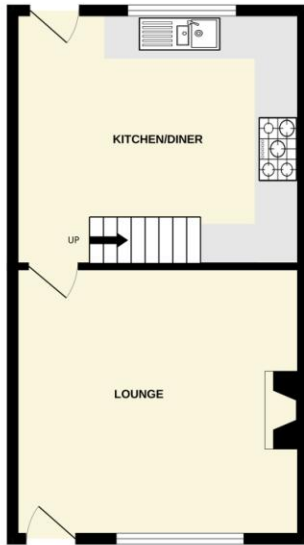
Term - 999 years from date of build 1850

Council Tax Band - B

EPC Rate - C

53 Charlestown Road, Glossop, Derbyshire, SK13 8LB

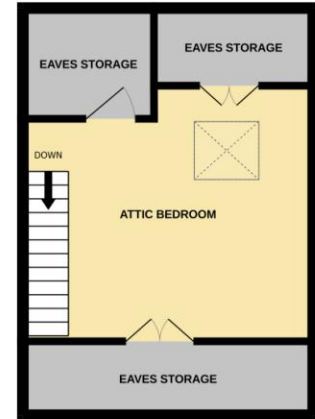
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.