

**17a Victoria Street, Glossop, Derbyshire, SK13 8HT**



- CASH BUYERS & NO VENDOR CHAIN
- Quaint Stone Cottage
- Ideal Buy to Let Investment
- Ideal First Home
- Courtyard to Front

- Two Bedrooms
- Lounge / Dining
- Kitchen
- Shower Room
- Glossop Town Centre

# 17a Victoria Street, Glossop, Derbyshire, SK13 8HT

## MAIN DISCRIPTION

**\*\*\*CASH BUYERS & NO VENDOR CHAIN\*\*\***

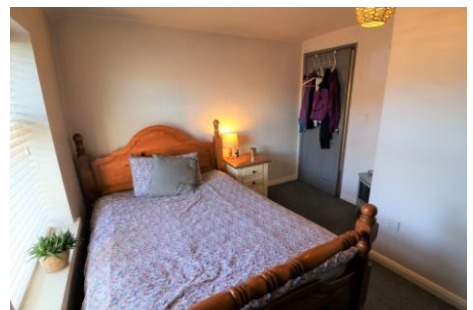
Stepping Stones are delighted to offer for sale this quaint Stone Cottage situated within the heart of Glossop Town Centre and just a short distance from Glossop Railway Station.

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 internal accommodation in brief comprises; Lounge / Diner and Kitchen to the ground floor and Two Bedrooms and Shower Room to the first floor.

Externally there is a walled front Courtyard.

This is an ideal buy to let investor given its town centre location.





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## LOUNGE

12' 7" x 12' 6" (3.84m x 3.81m) External door to lounge with uPVC double glazed window to the front elevation, beams to ceiling, ceiling light point, wall mounted radiator, meter point cupboard, internal door to kitchen.

## KITCHEN

9' 6" x 6' 9" (2.9m x 2.06m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, integrated electric oven and four ring hob, ceiling light point, under stairs storage cupboard, stairs to the first floor accommodation, uPVC double glazed window to the rear.

## MAIN BEDROOM

12' 9" x 9' 8" (3.89m x 2.95m) A double bedroom with uPVC double glazed window to the front elevation and ceiling light point.

## BEDROOM TWO

9' 3" x 6' 5" (2.82m x 1.96m) uPVC double glazed window to the rear elevation, ceiling light points, wall mounted heater.

## SHOWER ROOM

4' 9" x 6' 0" (1.45m x 1.83m) A three-piece suite comprising of low-level w/c, pedestal sink unit, and shower cubicle, splashback tiling, ceiling spotlights, wall mounted chrome heated towel rail.

## EXTERNAL

Front walled Courtyard

Tenure - Leasehold

Annual Ground Rent - £7.50 per annum

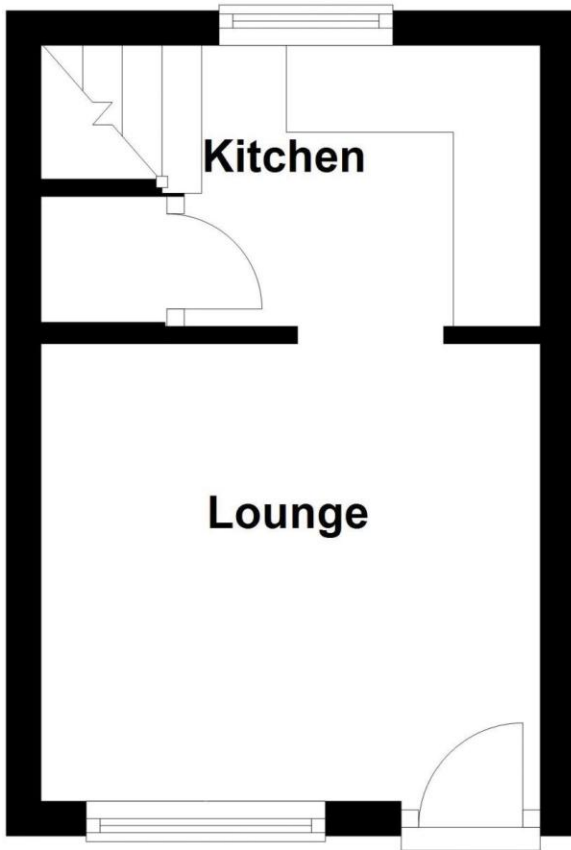
Term - 999 years with 889 years remaining

Council Tax Band - A

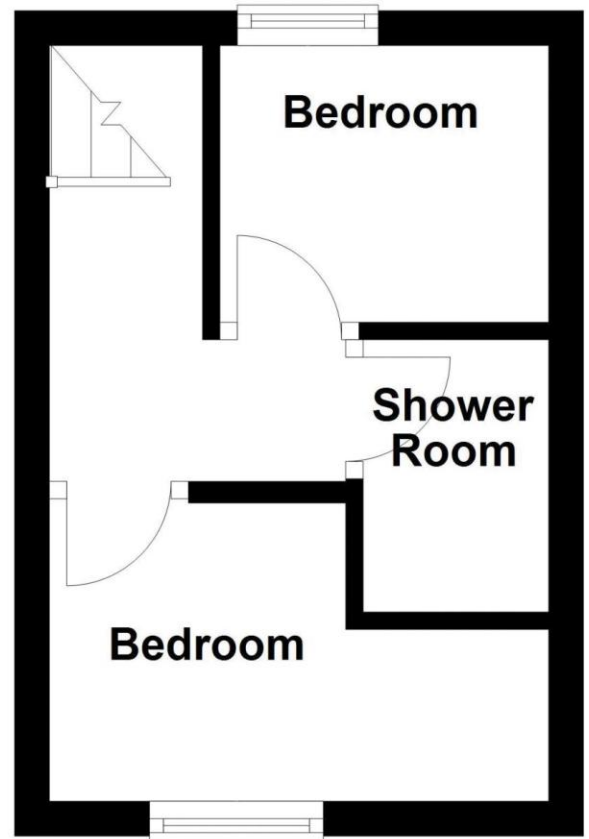
EPC Rate - D



## Ground Floor



## First Floor



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### 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.