

**6 Shaw Street, Glossop, Derbyshire, SK13 8DW**



- NO VENDOR CHAIN
- Glossop Town Centre Location
- Rail Link to Manchester City Centre
- Lounge with Feature Fireplace
- True Kitchen / Diner
- Three Double Bedrooms
- Family Bathroom
- Shared Rear Garden
- Council Tax Band B
- Call Now to Arrange a Viewing

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## MAIN DESCRIPTION

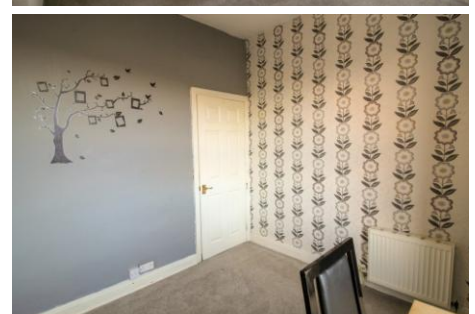
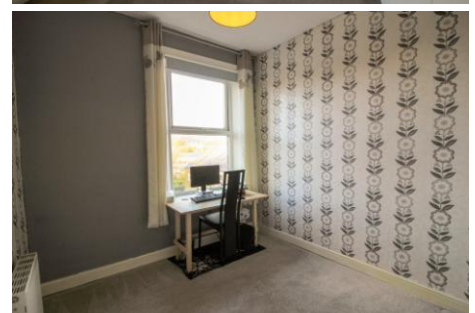
### \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*

Stepping Stones are delighted to offer for sale this Stone Mid Terrace property situated within the desirable Shaw Street in Glossop just a short walk from Glossop Town Centre.

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.

This spacious home offers generous room sizes throughout, ideal for the small to medium sized family which in brief comprises; Entrance Vestibule, Lounge, True Kitchen/Diner and Lean to Utility to the ground floor and Three DOUBLE Bedrooms and Family Bathroom.

Externally there is a well maintained communal garden enjoying countryside views.





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## VESTIBULE

UPVC double glazed external door to vestibule with Wall light point, internal door through to lounge.

## LOUNGE

14' 4" x 14' 2" (4.37m x 4.32m) uPVC double glazed window to the front elevation, gas coal effect fire with fire surround, ceiling light point, TV Aerial point, wall mounted radiator, internal door through to kitchen/diner.

## KITCHEN / DINER

14' 2" x 12' 8" (4.32m x 3.86m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, timber door through to rear lean to, stainless steel sink and drainer unit with mixer tap, plumbing for automatic full-size dishwasher, eye level electric oven and grill and four ring gas hob with over hob extractor fan, under stair storage, wall mounted radiator.

## LANDING

Stairs from the ground to the first floor, wall mounted radiator, ceiling light point.

## MAIN BEDROOM

13' 0" x 11' 9" (3.96m x 3.58m) A double bedroom with uPVC double glazed window to the front elevation, fitted wardrobes and fitted closet, ceiling light point, wall mounted radiator.

## SECOND BEDROOM

9' 2" x 8' 9" (2.79m x 2.67m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## THIRD BEDROOM

13' 0" x 9' 3" (3.96m x 2.82m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



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### **FAMILY BATHROOM**

6' 3" x 5' 4" (1.91m x 1.63m) A three-piece suite comprising; low-level w/c, pedestal sink unit and bath with over bath shower, splashback tiling, floor to ceiling mirrored cabinet with down lighters, extraction fan, ceiling spotlights, electric shower.

### **LEAN TO**

11' 0" x 4' 5" (3.35m x 1.35m) Timber framed with double glazed windows, wall light point, plumbing for automatic washing machine, external door to garden.

### **COMMUNAL GARDEN**

A well-presented and maintained communal garden with views of the surrounding countryside.

Tenure - FREEHOLD

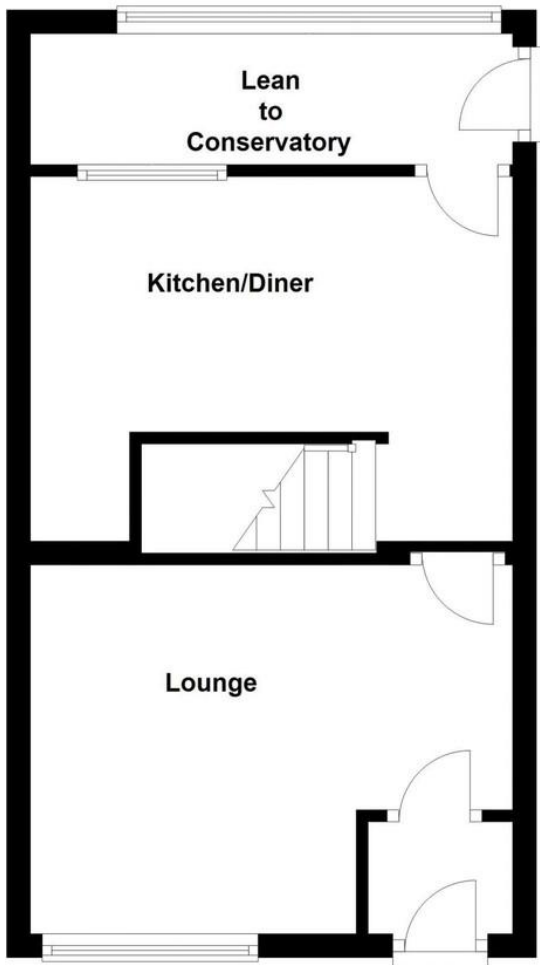
Council Tax Band - B

EPC Rate - D

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## Ground Floor



## First Floor



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.

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