



Asking Price  
£220,000

**114 Victoria Street, Glossop, Derbyshire, SK13 8HZ**



- NO VENDOR CHAIN
- Three Storey Mid Terrace
- Close Proximity to Glossop Town Centre
- Two Bedrooms
- Two En-suite Bathrooms

- Two Reception Rooms
- Multi Fuel Burning Stove
- Large Kitchen/Diner
- Private Rear Yard
- Excellent Transport Links

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## MAIN DESCRIPTION

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

Situated close to Glossop's bustling high street and mainline railway station-perfect for commuters-this characterful multi-level home offers flexible living throughout. The ground floor features a spacious lounge with multi-fuel stove and exposed beams, complemented by a versatile second reception room that works brilliantly as a home office, snug, or even a third bedroom.

The standout lower ground-floor kitchen/diner provides an impressive sociable space with extensive units, quality appliances, and a stable door to the rear yard. Upstairs, two bedrooms each enjoy their own en-suite, with the main bedroom offering a particularly spacious bathroom.

With modern comforts, adaptable rooms, countryside views, and excellent access to Glossop's shops, cafés, and train links, this is an ideal home for families, professionals, or anyone seeking flexible accommodation in a sought-after location.



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## LOUNGE

164128' (50026.21m) A spacious lounge featuring a multi-fuel burning stove set within a feature fireplace, wall-mounted radiator, exposed feature ceiling beams, and a ceiling light point. uPVC double-glazed window to the front elevation.



## RECEPTION 2

12' 9" x 9' 3" (3.89m x 2.82m) A versatile second reception room with a uPVC double-glazed window to the rear elevation, wall-mounted radiator, ceiling light point, and stairs leading down to the lower ground-floor kitchen.



## LOWER GROUND FLOOR

Stairs from the first floor to the lower ground floor



## KITCHEN/DINER

26' 4" x 11' 5" (8.03m x 3.48m) A fabulous sized and sociable kitchen-dining space fitted with a range of high and low units, contrasting work surfaces, and tiled splash backs. Includes boiler housing, plumbing for an automatic washing machine and dishwasher, stainless steel sink and drainer with mixer tap, and a double oven with six-ring gas hob and over hob extractor fan. uPVC double-glazed window to the rear elevation and an external stable door leading to the rear yard. Dining area with wall-mounted radiator, ceiling spotlights, and cloak/store area.



## FIRST FLOOR LANDING

Stairs rising from the ground floor with ceiling light point and internal doors to the first-floor accommodation.



## MAIN BEDROOM

12' 7" x 11' 7" (3.84m x 3.53m) A generous double bedroom with a uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling light point, loft access, and built-in double wardrobe with power point. Internal door to the en-suite bathroom.



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## EN-SUITE BATHROOM

12' 1" x 4' 3" (3.68m x 1.3m) A spacious en-suite fitted with a three-piece suite comprising low-level WC, pedestal sink, and bath with over-bath shower. Wall-mounted chrome heated towel rail, ceiling spotlights, extractor fan, part-tiled walls, and a uPVC double-glazed window to the front elevation.



## BEDROOM TWO

10' 2" x 9' 3" (3.1m x 2.82m) uPVC double-glazed window to the rear elevation offering countryside views. Wall-mounted radiator, ceiling light point, built-in closet, and internal door to the en-suite shower room.



## EN-SUITE SHOWER ROOM

7' 5" x 3' 6" (2.26m x 1.07m) - narrowing to 4.7 Fitted with a low-level WC, pedestal sink unit, and shower cubicle. Ceiling spotlights, wall-mounted chrome heated towel rail, and loft access point.



## EXTERNAL REAR

The property benefits from a private and fully enclosed rear yard.



## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £1.03

Leasehold Term - 873 years remaining from 999 year lease

EPC Rate - C

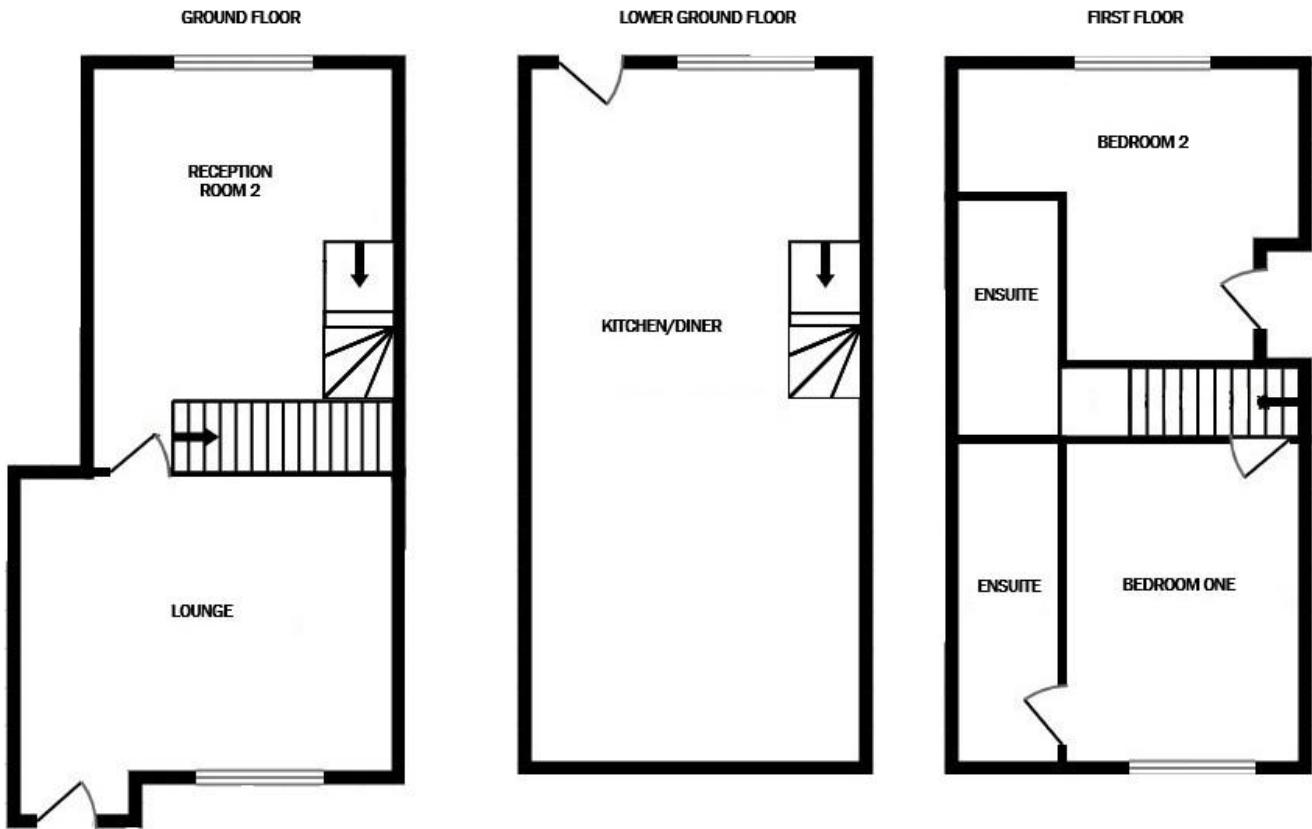
Council Tax Band Rating - A

Council - High Peak Borough Council



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