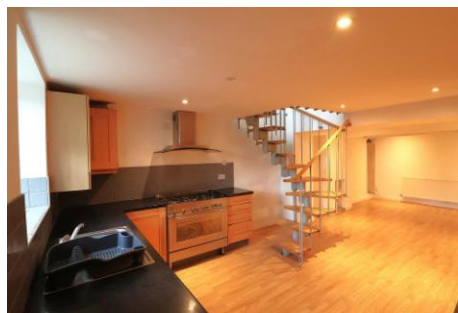


**114 Victoria Street, Glossop, Derbyshire, SK13 8HZ**



- 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

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

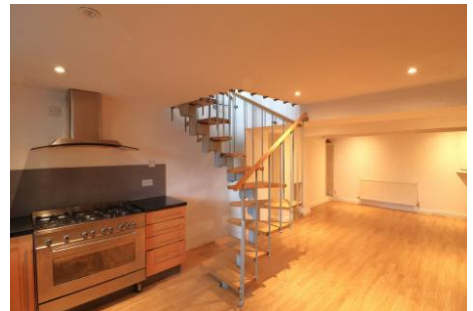
## MAIN DESCRIPTION

### \*\*\*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.





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

## LOUNGE

16' 4" x 12' 8" (5.00m x 3.91m) 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

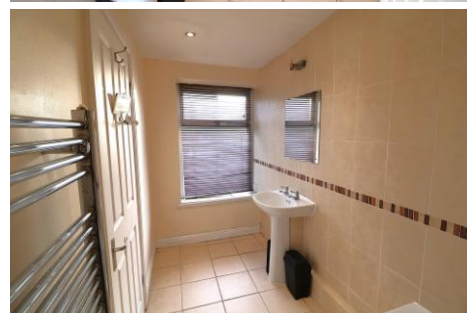
26' 4" x 11' 5" (8.03m x 3.48m) A fabulous sized and sociable kitchen-dining space fitted with a range of high and low units, contrasting work surfaces, and tiled splash backs. Includes boiler housing, plumbing for an automatic washing machine and dishwasher, stainless steel sink and drainer with mixer 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.



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

## 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

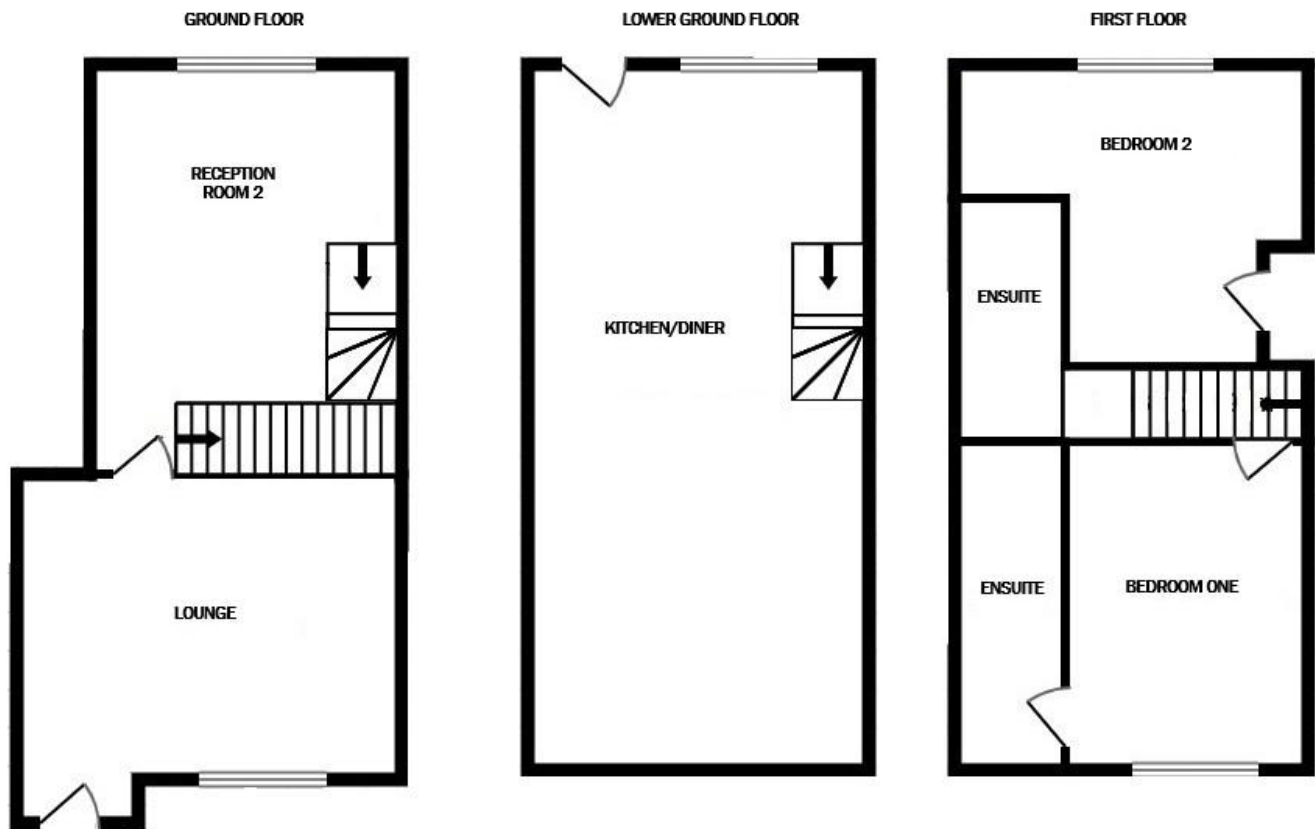
Council Tax Band Rating - A

Council - High Peak Borough Council



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

---



Agents Disclaimer: Stepping Stones Asset Management Ltd, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stepping Stones Asset Management Ltd have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - Stepping Stones Asset Management may have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent may receive referral commission from the third-party companies. Details are available upon request.