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Manchester Road, Tintwistle, Glossop, SK13 1LJ

This superbly presented, three bedroom, end stone cottage comes onto the market in first class order throughout. Offering larger than average accommodation which has been augmented by a two storey extension. The property now boasts two reception areas with a separate, fully fitted, breakfast kitchen and three well proportioned bedrooms to the first floor and a modern bathroom.

Local amenities are available in Tintwistle whilst a wider range of amenities can be found in nearby Glossop and Stalybridge Town Centres. The property is within easy reach of several countryside walks and public transport is readily available.

Price £255,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



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- Extended, 3 Bedroom End Stone Cottage
- Modern Kitchen and Bathroom Fittings
- Open Plan Lounge and Dining Area with Patio Doors onto Rear Garden
- Countryside Views to Rear
- Excellent Decorative Order Throughout
- Internal Inspection Simply Essential
- Garden Office/Workshop to Rear
- Off Road Vehicular Parking
- Larger Than Average Rear Courtyard Garden
- uPVC Double Glazing/Gas Fired Central Heating

Contd.....

The accommodation briefly comprises:

Entrance Porch, Lounge featuring inset fireplace and solid fuel stove, open to Dining Area with patio doors onto the rear courtyard garden, fully fitted Breakfast Kitchen with integrated appliances

To the first floor there is a pleasant Landing area with 3 well proportioned Bedrooms (2 having fitted wardrobes), large family Bathroom with four piece suite

Externally there is a forecourt driveway and garden. Whilst to the rear there is a fully enclosed courtyard garden which incorporates a timber framed home office/workshop. The rear courtyard garden has further potential to be used as off road parking with gates in situ accessed from the adjacent side streets.

The Accommodation in Detail:

Entrance Porch

Double glazed, composite style, security door, uPVC double glazed windows, tiled floor

Lounge

15'6 x 13'1 (4.72m x 3.99m)

Feature inset fireplace with a solid fuel burning stove, uPVC double glazed window, central heating radiator, open to Dining Area

Dining Area

13'3 x 9'10 (4.04m x 3.00m)

uPVC double glazed patio doors onto rear courtyard garden, central heating radiator

Breakfast Kitchen

10'9 x 9'10 (3.28m x 3.00m)

Circular single drainer stainless steel sink unit, range of modern wall and floor mounted units, central island with breakfast bar, integrated fridge and freezer, integrated dishwasher, built-in stainless steel oven with four ring gas hob and extractor unit over, plumbed for automatic washing machine, part tiled, recessed spotlights, understairs storage cupboard, uPVC double glazed window.

First Floor:

Landing

Loft access, two central heating radiators

Bedroom (1)

10'2 x 10'0 (3.10m x 3.05m)

uPVC double glazed window, central heating radiator, fitted wardrobes, built-in bulkhead storage cupboard

Bedroom (2)

12'11 reducing to 10'0 x 8'8 reducing to 4'6 (3.94m reducing to 3.05m x 2.64m reducing to 1.37m)

Laminate flooring, fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

9'9 x 7'4 plus door access corridor (2.97m x 2.24m plus door access corridor)

Laminate flooring, uPVC double glazed window, central heating radiator, loft access

Bathroom/WC

10'6 x 5'5 (3.20m x 1.65m)

Modern white suite having panel corner wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window.

Externally:

There is a Forecourt Garden and Driveway.

To the rear of the property there is a fully enclosed Courtyard Garden with the potential for the rear section to be utilised for further off road parking accessed via gates from the adjacent side street. Within the Courtyard garden there is a timber framed and panelled Garden Office/Workshop with uPVC double glazed window and benefits from power and lighting.



Directions

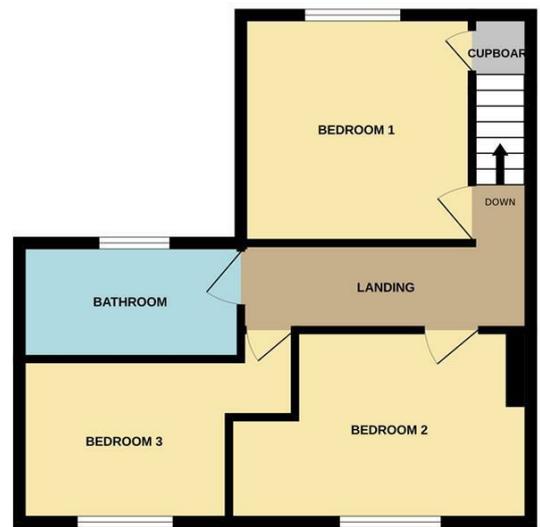


Floor Plan

GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC