

**RYDER &
DUTTON**

CHARTERED SURVEYORS
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Offers Over £150,000



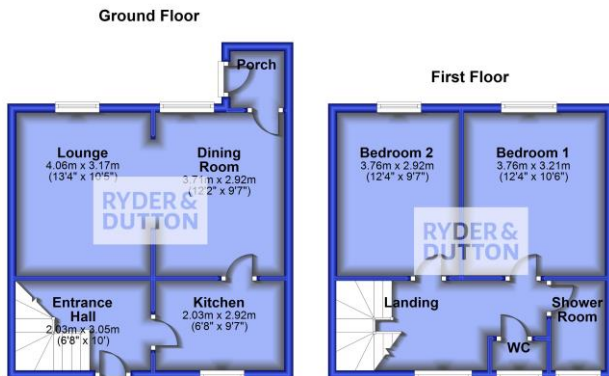
Vacant possession. In need of modernisation and offering an off road location this mid terraced property represents an ideal opportunity for buy to let or speculative purchase. The accommodation comprises of Entrance hall, lounge open to dining room, Kitchen to the first floor there are two bedrooms and shower room/WC. Gardens to the front and rear and detached garage.

Early inspection strongly recommended.

3 Unity Walk, Glossop, Derbyshire, SK13 8PH

To view this property call 01457 862329

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



Entrance Hall

Lounge 13'4" x 10'4" (4.06m x 3.15m).

Dining Room 12'2" x 9'7" (3.7m x 2.92m).

Kitchen 6'8" x 9'7" (2.03m x 2.92m).

Rear Porch

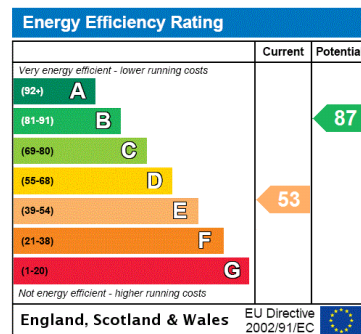
First Floor

Landing

Bedroom 12'4" x 10'6" (3.76m x 3.2m).

Bedroom 12'4" x 9'7" (3.76m x 2.92m).

Shower Room



VIEWING
SERVICES
TENURE
COUNCIL TAX BAND
LOCAL AUTHORITY

Strictly by appointment with the selling agent
All Mains Services are connected but untested
Freehold
B
High Peak Borough Council

We recommend you seek information from the following websites before committing to a purchase

Map Quest	http://www.mapquest.co.uk
Local Council	http://www.gov.uk/find-your-local-council
Council Tax Enquires	http://www.voa.gov.uk
Department for Education and Skills	http://www.education.gov.uk
Local School Information	http://www.schoolsnet.com
Coal Mining Reports	http://www.coal.decc.gov.uk
Flood Check	http://www.homecheckflood.co.uk/flood_risk.html
Environment agency	http://www.environment-agency.gov.uk
Broadband Speed	http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx

This property is being dealt with by our office at: 30 High Street, West Glossop, SK13 8BH

Ryder & Dutton for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.