



11 Dinting Lane, Glossop, SK13 7GA

£195,000

Welcome to Dinting Lane! This stunning stone cottage, nestled in this picturesque backwater within the popular and historic town of Glossop is sure to be a popular choice of new home. Could it be yours? Let us show you around to fully appreciate all this beautiful property has to offer.

Situated off the street, up a pretty side road, you are promised something special, you won't be disappointed.

You are welcomed in through the vestibule and into the sitting room, complete with log burner and built in attractive shelving. Through to the dining kitchen, well appointed and has the prettiest views over the garden. There is a handy rear porch that takes you out to the garden.

Upstairs are two bedrooms, both with pleasant outlooks and a modern recently refitted 'Boutique' feel bathroom (installed in Jan 2024),

Outside there are well stocked gardens to both the front and rear. The rear having a low maintenance gravelled area plus a sunny patio, perfect to sit with a drink on a warm day. The garden also has a beautiful stone wall. The current owner recently bought an extra strip of land to the side of the wall. You could extend out to make the

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Entrance Vestibule

Front door, door into the lounge.

Lounge

14'2 x 12'6 (4.32m x 3.81m)

Window to the front elevation with a pleasant outlook over the front garden. Feature fireplace with cast iron log burner and stone hearth, door into the dining kitchen.

Dining Kitchen

14'3 x 8'6 (4.34m x 2.59m)

Open stairs leading upstairs, window to the rear elevation with views over the garden. Door into the rear porch. Fitted with a range of floor and eye level units with coordinating worksurfaces over, stainless steel sink unit with swan neck mixer tap. Integrated electric oven, hob and extractor fan above. Spaces for fridge and freezer, plumbing for washing machine and wall mounted gas central heating boiler.

Rear Porch

Windows and door out to the rear garden.

Stairs & Landing

Doors to bedrooms and bathroom.

Master Bedroom

14'2 x 10'3 (4.32m x 3.12m)

Window to the front elevation with views over the front garden, there is a beautiful restored cast iron fireplace that was originally made in Glossop! This was a lovely find behind a piece of wood for the owners. A real piece of history, brought back to life.

Bedroom Two

6'10 x 5'9 (2.08m x 1.75m)

Window to the rear elevation with views over the garden.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with glass shower screen and shower over, low level W.C and hand wash basin built into a modern vanity unit. Tiled walls, and a heated towel rail.

Externally

The gardens are particularly impressive, the front has a well stocked flower bed, whilst around to the rear is a pretty enclosed garden. There is a gravelled area, and a patio with dry stone walling. The current owner recently bought an extra strip to the side of the garden, this could be used to make the garden bigger, or provides a useful storage area. What would you do with it?

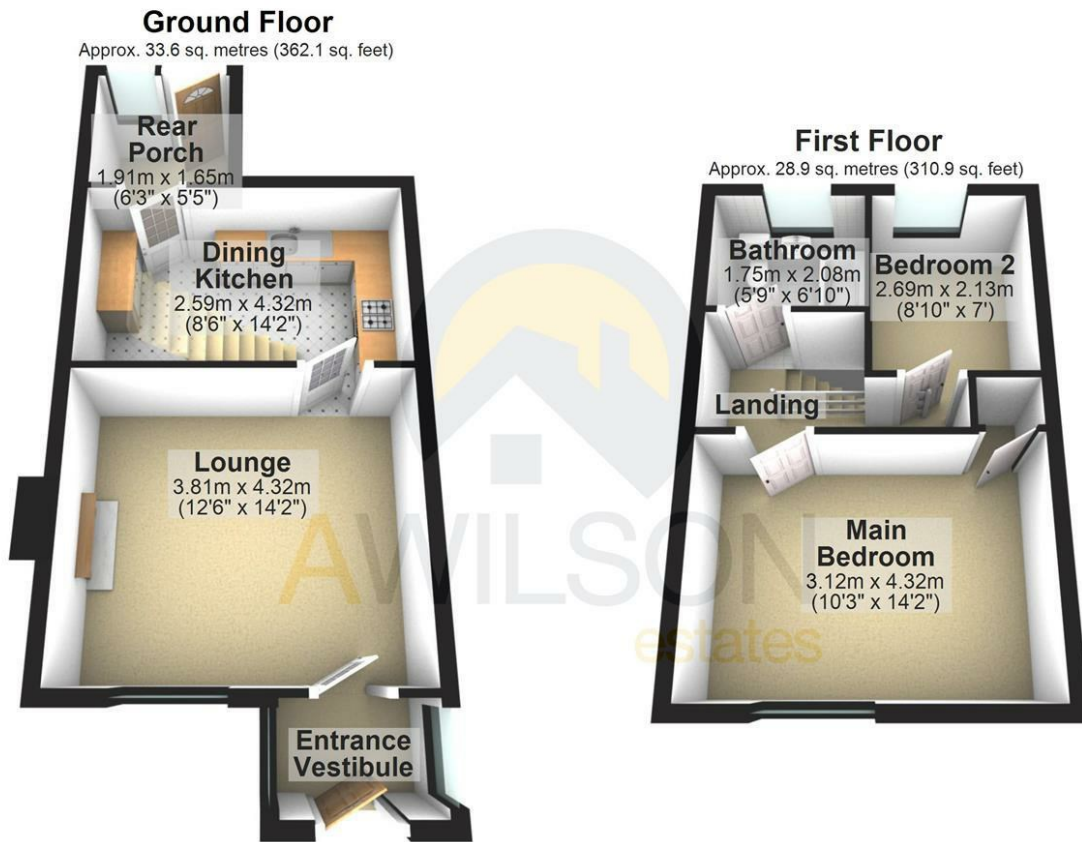
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) 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 | |

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