

22 Dinting Road, Glossop, Derbyshire SK13 7DT



- *****DESIRABLE & ELEVATED POSITION*****
- 1930's Semi Detached Family Home
- Two Reception Rooms
- Downstairs W/C
- Stained Glass Window Features
- Private front & Rear Gardens
- Off Road Parking & Large Garage
- Near to Local Schools & Amenities
- Far Reaching Countryside Views
- Close to Glossop Town Centre

22 Dinting Road, Glossop, Derbyshire SK13 7DT

MAIN DESCRIPTION

DESIRABLE, ELEVATED POSITION

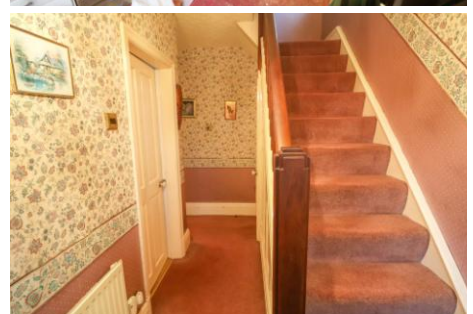
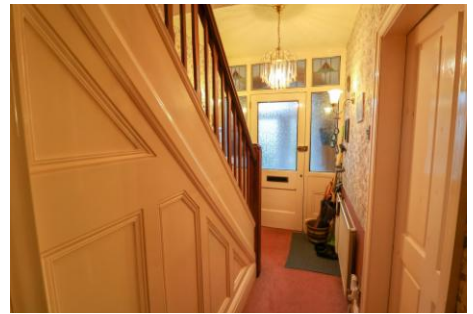
Stepping Stones are delighted to offer for sale this spacious 1930's Semi Detached family home situated within the desirable Dining Road location just a short distance from Howard Park and Glossop's stunning Victorian Swimming Baths.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 9-hole golf course.

The internal accommodation is in need of general cosmetic uplift and will make the perfect forever home for the small medium family and also has the scope for extension subject to planning permission. The generous accommodation in brief comprises; Entrance Porch, Entrance Hallway, Ground Floor w/c, Lounge with Bay window, Dining Room and Kitchen to the ground floor with internal door to the large integral garage. To the first floor there are three good sized bedrooms and a family bathroom.

The property enjoys elevated uninterrupted views to the front and open countryside to the rear. There are both private front & rear gardens with driveway for several vehicles leading to the garage. The far section of the garden is currently rented for £10 per annum from the local farmer.

Viewing is highly recommended as we anticipate early interest.



22 Dinting Road, Glossop, Derbyshire SK13 7DT

ENTRANCE PORCH

uPVC double glazed double doors to porch, wall light point, internal timber and glazed door with stained glass window to hallway.

HALLWAY

Stairs to the first floor accommodation, understairs WC, wall-mounted radiator, ceiling light point, two wall light points, meter point cupboard with consumer unit.

GROUND FLOOR WC

A two-piece suite comprising low-level WC and pedestal sink unit, splash back tiling, ceiling light point.

RECEPTION ROOM ONE

12' 27" x 11' 1" (4.34m x 3.38m) A generous sized lounge with uPVC double glazed bay window to the front elevation with stained glass and far-reaching countryside views, wall-mounted radiator, fireplace with electric fire, cornice to ceiling, two wall light points.

RECEPTION ROOM TWO

12' 7" x 10' 0" (3.84m x 3.05m) uPVC double glazed patio doors providing access to the garden and archway through to kitchen, two wall-mounted radiators, ceiling light point, two wall light points.

KITCHEN

8' 9" x 8' 8" (2.67m x 2.64m) A range of high and low fitted kitchen units with contrasting work surfaces and splash tiling, integrated electric oven and four ring Gahart with over hub extractor fan, wall mounted combi boiler, plumbing for automatic washing machine, space for fridge freezer, ceiling spotlights, uPVC double glazed window to the rear elevation, side door to integral garage.



22 Dinting Road, Glossop, Derbyshire SK13 7DT

LANDING

Stairs from the ground to the first floor with attractive stained glass window to the side elevation, loft access point, ceiling light point, internal doors to the first floor accommodation.

BEDROOM ONE

12' 2" x 11' 2" (3.71m x 3.4m) A generous double bedroom with uPVC double glazed window to the front elevation with far reaching countryside views, wall mounted radiator, ceiling light.

BEDROOM TWO

12' 7" x 9' 9" (3.84m x 2.97m) A further generous double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall-mounted radiator, ceiling light point.

BEDROOM THREE

9' 1" x 8' 1" (2.77m x 2.46m) A large single bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall-mounted radiator, ceiling light point.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) A four-piece suite comprising low level WC, bath, pedestal sink unit and corner shower cubicle, splash back tiling, ceiling light point, wall mounted radiator, uPVC double glazed window to the front elevation.

INTEGRAL GARAGE

Power and light point, up and over electric vehicle access door and pedestrian door providing access to the rear garden.



22 Dinting Road, Glossop, Derbyshire SK13 7DT

EXTERNALLY

The property enjoys elevated uninterrupted views to the front and open countryside to the rear. There are both private front & rear gardens with driveway for several vehicles leading to the garage. The far section of the garden is currently rented for £10 per annum from the local farmer.



DISCLAIMER

Tenure - Leasehold
Annual Ground Rent - £5.00pa
Leasehold Term - 999 years
Council Tax Band - D
EPC Rate - D

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.
Made with Metropix ©2025

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.