



53 Dinting Vale, Glossop

£170,000 Freehold

FREEHOLD • End Stone Cottage • Two Bedrooms (split into three) • Separate Garden Annex • Private Rear Garden • Open Aspect to both Front & Rear • Close to Local Schools • Close to Glossop town Centre • Perfect First Home • Great Buy to Let Investment



FREEHOLD

A charming end stone cottage presents an exceptional opportunity for first-time buyers or investors seeking a buy-to-let property in a highly desirable Glossop location.

The property boasts a versatile layout, featuring two spacious bedrooms the main which has been split to create two separate areas to fit the current vendors living requirements providing flexible accommodation for a growing family, home office, or guest room.

A particular highlight is the separate garden annexe (ideal for use as a studio, home office, or additional living space), offering further flexibility to suit a variety of needs.

The property enjoys an open aspect to both the front and rear and is situated close to local schools and within easy reach of Glossop town centre, the location offers excellent access to a range of amenities, shops, and transport links, making it perfect for commuters and families alike.

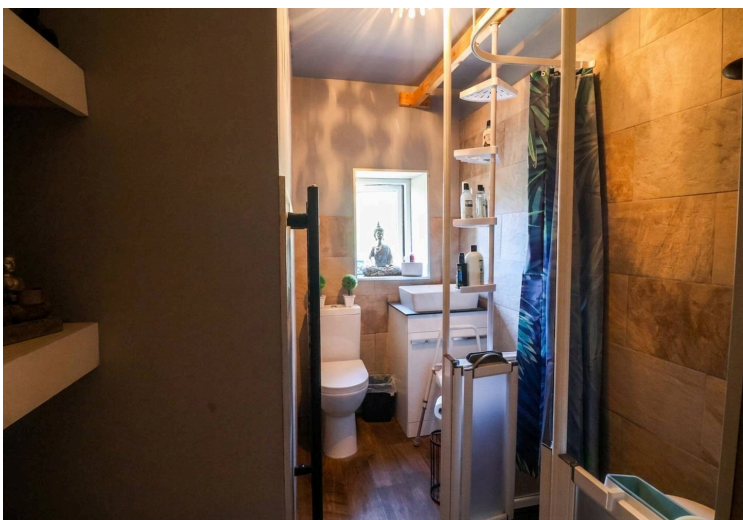
The private rear garden provides a tranquil retreat and is ideal for relaxing or entertaining guests.

This delightful stone cottage combines period charm with modern convenience, making it an ideal first home or a superb investment opportunity.

Early viewing is highly recommended to fully appreciate the unique features and excellent value this property offers.

Council Tax band: A

Tenure: Freehold



ENTRANCE VESTIBULE

External door to vestibule, step up into lounge.

LOUNGE

14' 1" x 13' 7" (4.28m x 4.13m)

uPVC double-glazed window to the front elevation with open aspect, TV aerial point, feature fireplace, beams to ceiling, ceiling fan light, cornice to ceiling, wall-mounted radiator.

KITCHEN

14' 2" x 7' 7" (4.32m x 2.30m)

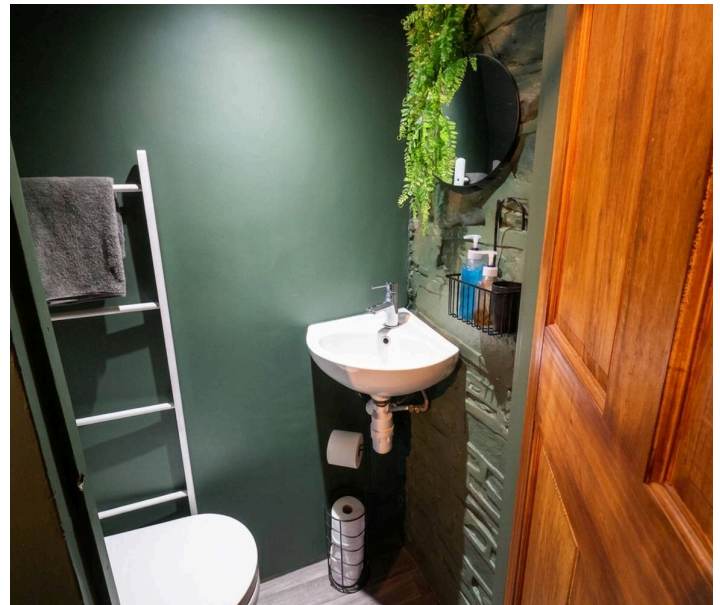
Low kitchen units with contrasting work surfaces, splashback tiling, beam to ceiling, plumbing for an automatic washing machine, wall-mounted boiler, stainless steel sink and drainer unit with mixer tap, uPVC double-glazed window to the rear elevation.

GROUND FLOOR W/C

A two-piece suite comprising: low-level w/c and wall-hung sink unit, ceiling light point.

LANDING

Stairs from the ground to the first floor accommodation, ceiling light point, internal doors.





MAIN BEDROOM

14' 0" x 10' 7" (4.27m x 3.22m)

A former double bedroom with uPVC double-glazed window to the front elevation with open aspect to the front, ceiling light point, and wall-mounted radiator. This room has been split into two spaces to suit the vendors living arrangements but can easily be restored by removing the stud wall.

BEDROOM TWO

9' 3" x 5' 5" (2.81m x 1.65m)

uPVC double-glazed window to the rear elevation, wall-mounted radiator, ceiling light points.

BATHROOM

A three-piece suite comprising: low-level w/c, shower and pedestal sink unit, splashback tiling, wall-mounted chrome heated towel rail, uPVC double-glazed window to the rear elevation, ceiling light point.

EXTERNAL ANNEX

13' 5" x 8' 6" (4.09m x 2.60m)

A fantastic independent space with fitted kitchen units, space for small fridge freezer, stainless steel sink and drainer unit with mixer tap, ceiling spotlights, TV aerial point.





GARDEN

A private and fully enclosed rear garden with open aspect to the rear, decked sun terrace, shed and self contained annex.

You can include any text here. The text can be modified upon generating your brochure.