



FOR SALE
0161 850 9730



44 Mottram Road, Broadbottom, Hyde, Cheshire, SK14 6BQ

**** SEE OUR VIDEO TOUR **** A well presented stone built cottage property in popular Broadbottom, just up the road from the railway station and then only half an hours train ride into Manchester city centre. The property, which is arranged over three floors, has a useful cellar and briefly comprises a front lounge, a separate dining room, refitted kitchen extension, two first floor bedrooms, a bathroom and a converted attic space. Wooded backdrop, lovely garden and a detached workshop with loft storage that would make a great home office. Energy Rating C

Guide Price £259,700

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of lights turn left into Glossop Road, continue through Gamesley and into Charlesworth. In the centre turn right onto Long Lane, follow the road down the hill, cross over the bridge and into Broadbottom. Continue under the bridge along market Street up the hill along Mottram Road where the property can be found on the left hand side.

GROUND FLOOR

Vestibule

Pvc double glazed front door and glazed door leading through to:

Lounge

13'8" x 13'6" (less vest)

Pvc double glazed front window, central heating radiator, gas and electric meter cupboards, tv aerial point, gas living flame coal effect fire and period style fireplace, door through to:

Dining Room

14'3" (less stairs) x 13'4"

Spindled stairs leading to the first floor, central heating radiator, wood burning stove and open fireplace, door and steps to the cellar, door to:

Kitchen

13'4" x 6'3"

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and slimline dishwasher, built-in electric oven, wood bock effect work tops over, inset white enamelled one and a half bowl sink with mixer tap, gas hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and central heating radiator, pvc double glazed rear window and external rear door.

Cellar

11'2" x 6'10"

Power and light.

FIRST FLOOR

Landing

Spindled balustrade, door and stairs to the attic, doors leading off to:

Bedroom One

13'4" x 11'1"

Pvc double glazed front window and central heating radiator.

Bedroom Two

13'4" x 7'10" (max) 7'1" (min)

Pvc double glazed rear window and central heating radiator.

Bathroom

A modern white three piece suite including a panelled bath with mixer tap, shower over and shower screen, close coupled wc and wash hand basin with mixer tap and vanity unit, chrome finish towel radiator and pvc double glazed rear window.

SECOND FLOOR

Attic

18'4" (purlin to purlin) x 13'2" (less stairs)

Two Velux double glazed skylight windows and central heating radiator.

OUTSIDE

Gardens

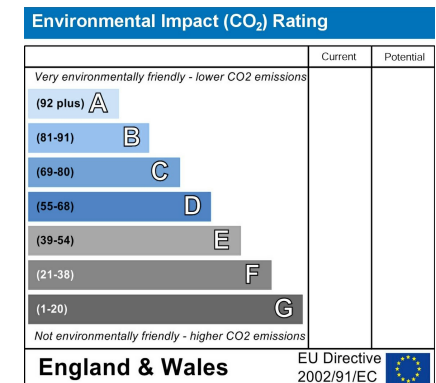
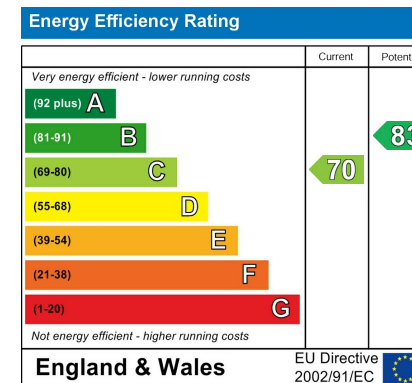
the property has a right of way immediately to the rear with space to park and steps lead down to the garden which has two patio areas, a lawn and greenhouse.

Workshop/Home Office

14'1" x 11'1" (less stairs)

With power and light, loft storage.

Our ref :Cms/cms/1002/23



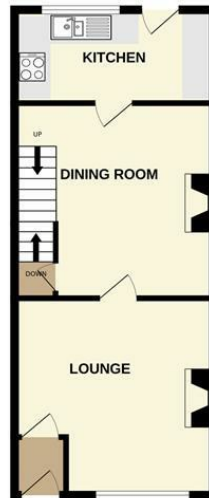
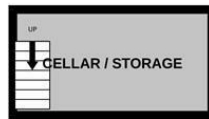
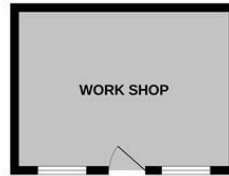


BASEMENT
98 sq.ft. (9.1 sq.m.) approx.

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 sq.m.) approx.

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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