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# 92 Mottram Road, Broadbottom, Hyde, Cheshire, SK14 6BB

Offered for sale with No Onward Chain, a larger than average stone built terraced cottage, just up the road from Broadbottom railway station and then only a 25 minute commute to Manchester City Centre. The property briefly comprises of an entrance vestibule, front lounge, a separate dining room/home office and dining kitchen on the ground floor and then upstairs there are three bedrooms, a bathroom and outside an established rear garden. The property was re-roofed and had replacement windows fitted in 2021. Energy Rating C

## Guide Price £200,000

### 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 and along Mottram Road where the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Vestibule

Composite front door and door leading through to:

#### Lounge

11'10" x 11'9" (less vest & chimney breast)

Pvc double glazed front window, central heating radiator, electric fire

and fireplace, door to the kitchen and double opening glazed doors leading to:

#### Dining Room/Home Office

11'10" x 9'2" narrowing to 3'10"

Pvc double glazed side window and central heating radiator.

#### Dining Kitchen

12'9" (plus stairs) x 11'8"

A range of light oak fronted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, electric cooker point, matching wall cupboards, Worcester gas fired combination boiler and central heating radiator, pvc double glazed rear window, double glazed composite external rear door, understairs cupboard, turning spindled staircase leading to:

### FIRST FLOOR

## Landing

Access to the loft space, and doors leading off to:

## Bedroom One

10'2" (to chimney breast) x 8'9" plus 7'3" x 3'

Pvc double glazed front window, central heating radiator and built-in wardrobe.

## Bedroom Two

12'2" x 6'11"

Pvc double glazed rear window and central heating radiator, storage cupboard.

## Bedroom Three

11'9" x 9'3" narrowing to 3'11"

Pvc double glazed side window and central heating radiator.

## Bathroom

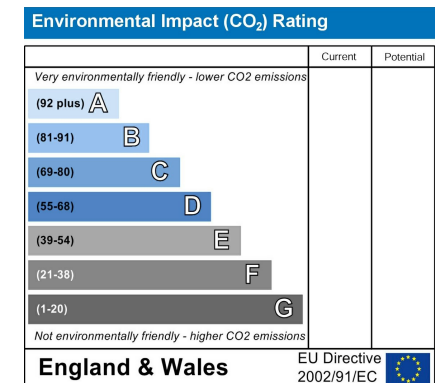
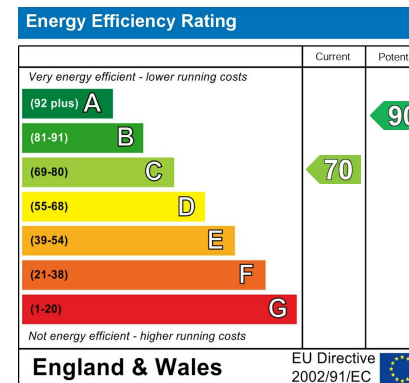
A white three piece suite including a panelled bath with electric shower over, pedestal wash hand basin and close coupled wc, central heating radiator, pvc double glazed rear window and extractor fan.

## OUTSIDE

### Rear Garden

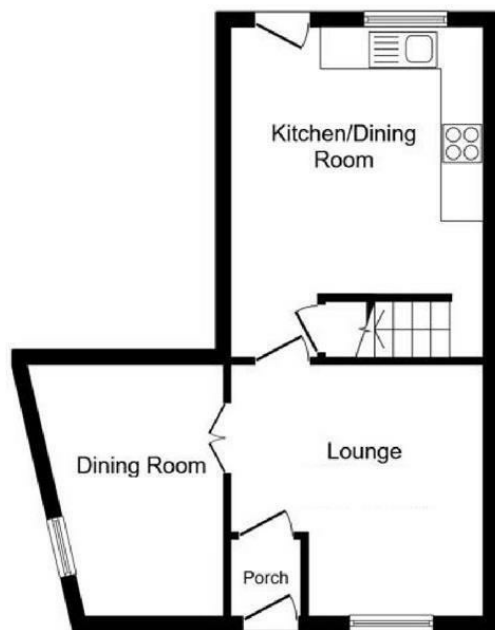
The property has a rear garden with a right of way for the adjoining 90B.

Our ref: Cmc/cms/1211/23

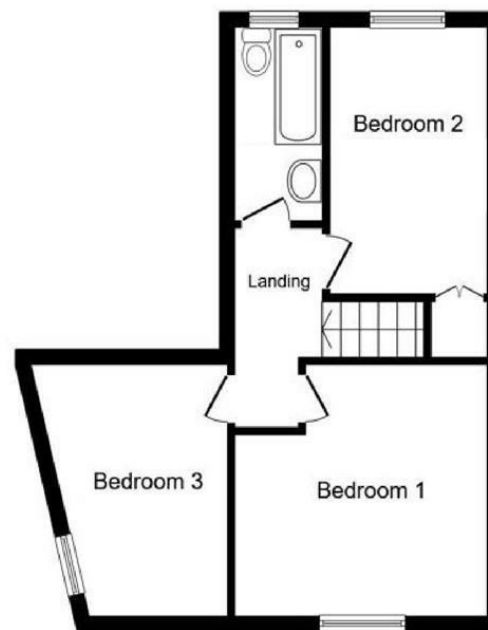








**Ground Floor**



**First Floor**

Total floor area 78.2 sq.m. (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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