



555  
STREET



# 4 Bank Gate, Broadbottom, Via Hyde, Cheshire, SK14 6EE

**\*\* SEE OUR VIDEO TOUR \*\*** A charming detached cottage property of immense character, within the heart of Broadbottom and just down the road from the railway station which offers a direct link to Manchester City Centre. All beautifully presented throughout with FOUR BEDROOMS, an en-suite bathroom with roll top bath, luxury shower room, a 22 ft sitting room, snug with Morso wood burning stove, study and refitted 22ft dining kitchen with shaker style units and Quartz tops. Private gardens, detached stone GARAGE & PARKING. Viewing highly recommended. Energy Rating D

## Guide Price £475,000

### 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 traffic lights turn left into Glossop Road, continue through Gamesley and on into Charlesworth. In the centre turn right onto Long Lane, continue down the hill, over the bridge and up Lower Market Street into Broadbottom. Just after passing under the railway bridge turn right onto Gorsey Brow, continue up the hill and the property is on the left hand side.

### GROUND FLOOR

#### Dining Kitchen

22'2" x 11'11"

Pvc Oak effect stable type front door, pvc double glazed front and rear windows, a range of refitted shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, integrated dishwasher, wine rack, Quartz work tops over with inset white sink and mixer tap, range cooker and filter hoods over, exposed stone walls and ceiling beams, electric and gas meters, stairs to the first floor with oak/glass balustrade and doors to:

#### Through Lounge

21'11" x 11'11"

Pvc double glazed front window, exposed stone walls and ceiling beams, two central heating radiators, pvc double glazed patio doors and rear window, door to the side porch which has two pvc double glazed windows, a tiled floor and fitted base cupboards.

#### Snug

12'4" x 12'0"

Two pvc double glazed rear windows, central heating radiator, stone flagged floor, two wall light points, feature stone fireplace with wood burning stove, fitted shelving, exposed stone walls and ceiling beams, opening through to:

#### Study

12'0" x 9'3"

Two pvc double glazed windows, central heating radiator, stone flagged floor, exposed stone walls and ceiling beams.

### FIRST FLOOR

#### Landing

Oak/glass balustrade, access to the loft space and

### Master Bedroom

13'4" x 11'11"

Pvc double glazed rear window, central heating radiator and ceiling beams, fitted wardrobes with sliding doors revealing an opening through to:

### En-Suite Bathroom

A white four piece period style suite including a free standing roll top with mixer tap and shower attachment with ball & claw feet, twin pedestal wash hand basins and close coupled wc, two pvc double glazed front windows, Travotine tiling and central heating radiator.

### Bedroom Two

12'2" x 11'11"

Pvc double glazed rear window, central heating radiator and ceiling beams.

### Bedroom Three

9'5" x 8'6" plus 6'5" x 3'4"

Pvc double glazed front window and central heating radiator.

### Bedroom Four

11'9" x 6'5"

Pvc double glazed rear window and central heating radiator.

### Shower Room

A white period style suite including a shower cubicle, pedestal wash hand basin and close coupled wc, central heating radiator, Travertine tiling and pvc double glazed front window.

### OUTSIDE

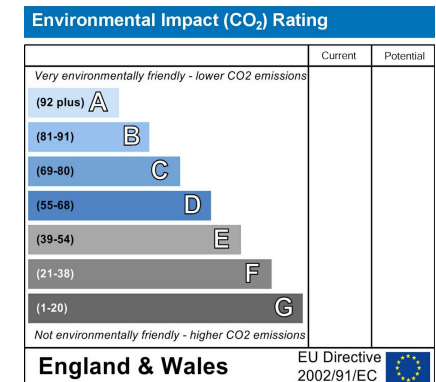
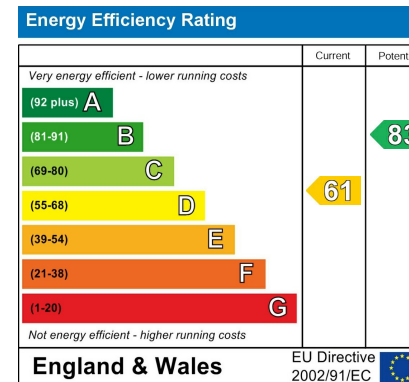
#### Detached Garage

Stone built with power and light.

#### Gardens

The property stands within mature gardens with patio areas and off road parking.

Our ref: Cms/cms/0111/24





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.  
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