



jordan fishwick

8 BANK STREET BROADBOTTOM HYDE SK14 6AY
Guide Price £240,000

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Towards the head of a no-through road within the heart of Broadbottom and enjoying far reaching forward views, an 1895 stone built mid terraced house offering living space arranged over three floors. Briefly comprising an enclosed front porch, front lounge with wood burning stove and a Shaker style dining kitchen with fitted appliances. Upstairs there are two bedrooms, a bathroom with a separate shower cubicle and a second staircase leads up to the attic which has a dormer window taking full advantage of the views. A raised frontage and terraced rear garden with greenhouse. Energy Rating

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 and then left into Bank Street where the property is on the right hand side.

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door, tiled floor, double glazed window and door to:

Lounge

14'8" x 14'6" (max less chimney breast)

Pvc double glazed front window, central heating radiator, full length stone fireplace and wood burning stove, gas meter cupboard and door through to:

Dining Kitchen

14'5" x 8'10" (plus stairs)

Pvc double glazed rear window, central heating radiator, a range of fitted shaker style kitchen units including base cupboards and drawers, integrated slimline dishwasher and washing machine, work tops over and breakfast bar, inset coloured one and a half bowl sink unit and mixer tap, integrated fridge/freezer, electric oven and gas hob with concealed filter hood, matching wall cupboards, Worcester gas fired central heating boiler, tiled floor, stairs leading to the first floor and external rear door.

FIRST FLOOR

Landing

Stairs to the attic and doors leading off to:

Bedroom One

14'6" (max) x 10'9"

Pvc double glazed front window, central heating radiator, laminate wood flooring and forward views.

Bedroom Two

9'8" x 8'4"

Pvc double glazed rear window and central heating radiator.

Bathroom

A panelled bath, wash hand basin with mixer tap and vanity unit, close coupled wc, shower cubicle with Triton electric shower, central heating radiator, storage cupboard and pvc double glazed rear window.

SECOND FLOOR

Attic

12'3" x 10'1" (plus recess)

Pvc double glazed front dormer window enjoying far reaching views, Velux double glazed skylight window, central heating radiator and eaves storage.

OUTSIDE

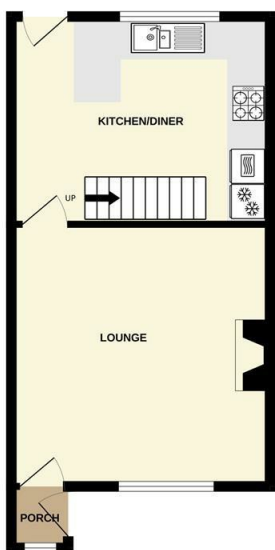
Gardens

The property has a raised frontage, rear yard and steps lead up to the terraced garden and greenhouse.

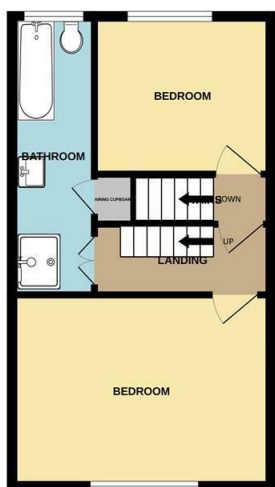
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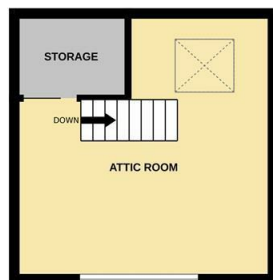
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	