



195 Broadbottom Road, Mottram, Hyde, SK14 6HY

**** SEE OUR VIDEO TOUR **** Adjoining open farmland and standing in large gardens which enjoy a sunny South Easterly aspect at the rear, a 1960's built detached property, set up from the road and offering bright, well presented living space. Briefly comprising a front porch, entrance hall, front living room, a 21ft dining kitchen with bi-fold doors, contemporary units with Granite tops and integrated appliances, two ground floor bedrooms and a modern bathroom with separate shower cubicle. Upstairs there are two further double bedrooms which enjoy the open rear aspect and a modern shower room. Outside the property has private gardens, a recently resurfaced driveway which provides off road parking for a number of cars and a detached garage. Energy Rating C

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 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 and then Broadbottom Road where the property can be found on the right hand side.

GROUND FLOOR

Front Porch

Pvc double glazed front doors and windows, cupboard housing the Baxi gas fired central heating boiler, tiled floor and composite front door leading through to:

Entrance Hall

Central heating radiator, understairs cupboard, storage cupboard with plumbing for an automatic washing machine, doors leading off to:

Living Room

18'3 x 11'9

Large pvc double glazed front and side windows, central heating radiator and brick fireplace with multi-fuel burning stove, opening through to:

Dining Kitchen

21'8 x 9'10 (max)

Pvc double glazed bi-fold opening doors leading out onto the patio at the side, Karndean flooring, two pvc double glazed rear windows and a range of refitted, contemporary handleless kitchen units finished in gloss grey and including base cupboards (two with carousel trays) and drawers, integrated dishwasher, split-level electric double ovens with microwave, grill and warming drawer, polished Granite tops with an inset one and half bowl and mixer tap, gas five ring hob with filter hood over, integrated fridge freezer, pull out larder unit and wall cupboards, central heating radiator.

Bedroom One

12'0 x 9'10 (to robes)

Pvc double glazed front window, fitted wardrobes, drawers, bedside cabinets and dressing table, central heating radiator.

Bedroom Two

12'0 x 9'9

Pvc double glazed rear window and central heating radiator.

Bathroom

refitted with a white four piece suite including a panelled bath with mixer tap and

shower attachment, wash hand basin with mixer tap and vanity unit, low level wc and separate shower cubicle, chrome finish towel radiator and two pvc double glazed rear windows.

FIRST FLOOR

Landing

Pvc double glazed front and rear dormer windows, eaves storage, central heating radiator and doors leading off to:

Bedroom Three

10'11 x 9'8 (plus robes & 5'6 x 2'5 recess)

Pvc double glazed rear dormer window, fitted wardrobes and eaves storage, central heating radiator.

Bedroom Four

11'1 (to robes) x 9'0 plus 6'10 x 3'0 recess

Pvc double glazed rear dormer window, fitted wardrobes with sliding doors, central heating radiator.

Shower Room

A white three piece suite including a corner shower cubicle, pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel radiator and underfloor heating, pvc double glazed rear window.

OUTSIDE

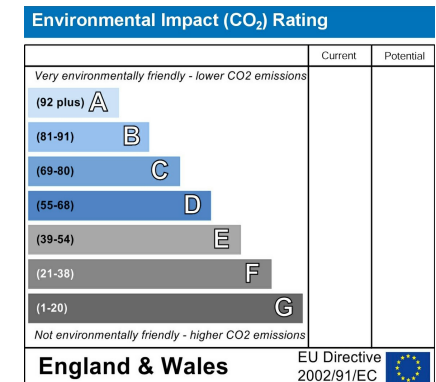
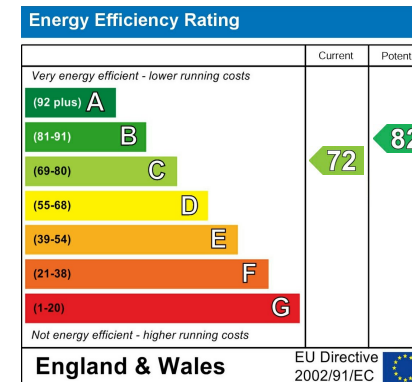
Detached Garage

Up and over door, power and light.

Gardens

The property is set up from the road with a terraced frontage, a recently resurfaced, long driveway and steps lead up to the formal garden which enjoy a good degree of privacy and face a South Easterly aspect with patio areas, raised lawn small fish pond, greenhouse and metal garden shed.

Our Ref: Cms/cms/0410/24







Ground Floor



First Floor

Total floor area 149.8 sq.m. (1,612 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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