



*jordan fishwick*



# 10 Bank Street, Broadbottom, Hyde, SK14 6AY

**\*\* SEE OUR VIDEO TOUR \*\*** A charming stone built mid terraced house, located on a no-through road in the heart of picturesque Broadbottom, offering well presented living space and just a short walk from the railway station which provides a 30 minute commute into Manchester City centre. Briefly comprising an entrance hallway, front lounge with open fireplace, a separate dining room with wood burning stove and a kitchen with oven and hob. Upstairs there are three bedrooms, the two at the front enjoying forward views and a bathroom with shower. Raised frontage and raised rear garden with summerhouse. Energy Rating D

## £269,950

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

### GROUND FLOOR

#### Hallway

Front door, central heating radiator, storage cupboard and door to:

#### Lounge

13'3 x 12'10 (les chimney breast)

Double glazed front window, central heating radiator and open fireplace, gas meter cupboard and door to:

#### Dining Room

15'11 (less stairs) x 13'0

Double glazed rear window, central heating radiator, understairs cupboard, wood burning stove and fireplace and stone flagged floor, leading through to:

#### Kitchen

10'9 x 7'3

A range of fitted shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, built-in electric oven, wooden work tops over and Belfast type sink with mixer tap, gas hob and matching wall cupboards, Glow Worm gas fired central heating boiler and radiator, two double glazed rear windows and an external rear door.

### FIRST FLOOR

## Landing

Spindled balustrade and access to the loft space, doors leading off to:

## Bedroom One

13'5 x 8'2 (min to chimney breast)

Double glazed front window, central heating radiator, feature cast iron fireplace and forward views.

## Bedroom Two

13'1 x 9'8 (max) 8'1 (min to chimney breast)

Double glazed rear window, central heating radiator and storage cupboard.

## Bedroom Three

9'10 x 6'1

Double glazed front window and central heating radiator.

## Bathroom

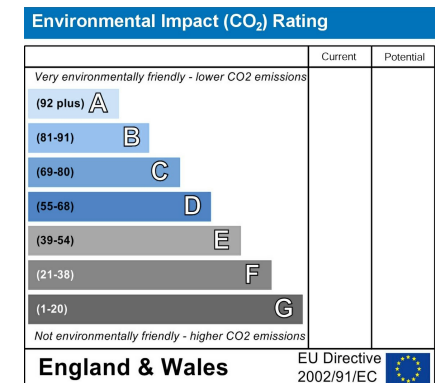
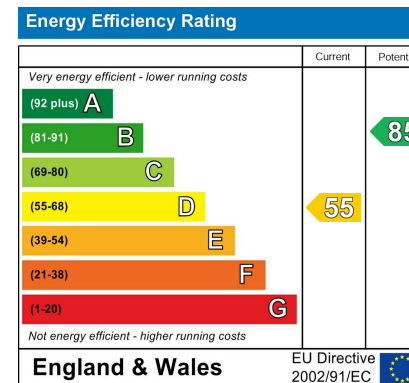
A white suite including a panelled bath with electric Redring shower over and folding shower screen, pedestal wash hand basin and close coupled wc, central heating radiator and double glazed rear window.

## OUTSIDE

### Gardens

The property has a raised frontage, a rear yard area and steps lead up to the raised rear garden which has a useful summerhouse with power and light.

Our ref: Cms/cms/0412/24









GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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