



268 Broadbottom Road, Hyde, SK14 6HY

Offers Over £200,000

This spacious family home has been in the same family for many years and is now ready for the next family to move in and make their own.

There is a degree of modernisation required, what would you do? There are so many options!

Set back from the road this lovely property comprises of an entrance hallway, large lounge through dining room, kitchen, utility room, three bedrooms and a recently upgraded shower room.

The gardens have been well maintained over the years, and have well stocked beds complete with shrubs, bushes and flowers. There is a long driveway parking that gives off street parking for several vehicles.

Located on the edge of Werneth Low Country Park and offers a great rural setting with beautiful walks, trails and riverside walks along the River Etherow. If you fancy a break from rural life the train station will take you into the heart of Manchester City Centre within minutes.

Broadbottom, which is a short stroll away, has a wonderful village feel with various events throughout the year from plant sales, scarecrow trail, duck race in addition to the community garden and hall.

For more information and to view please contact A Wilson Estates.

268 Broadbottom Road

Mottram, Hyde, SK14 6HY

Offers Over £200,000



Entrance Hallway

Stairs rising to the first floor, storage space, doors to lounge and kitchen.

Lounge Through Diner

22'2 x 10'11 (6.76m x 3.33m)

Windows to both the front and rear elevation. Access to the kitchen,

Kitchen

11 x 8'10 (3.35m x 2.69m)

Window to the side elevation, access to pantry that has the original stone shelves, access to the utility room and out to the rear porch. Fitted with a range of base units with coordinating work surfaces over, matching island, stainless steel sink unit, built in oven & hob.

Utility Room

5'9 x 5'4 (1.75m x 1.63m)

Window to the side elevation. There is plumbing and shelving.

Rear Porch

Access to the garden, and downstairs w.c.

Downstairs W.C

High level cistern w.c and hand wash basin.

Stairs & Landing

Doors to all rooms, window to the side elevation.

Bedroom One

12'4 x 11 (3.76m x 3.35m)

Window to the front elevation with views over the garden. Two built in wardrobes.

Bedroom Two

10'11 x 9'6 (3.33m x 2.90m)

Window to the rear elevation with views over the garden and beyond, built in storage cupboard.

Bedroom Three

9'1 x 5'7 (2.77m x 1.70m)

Window to the front elevation, built in bulk head storage cupboard.

Wet/Shower Room

9'6 x 5'5 (2.90m x 1.65m)

Opaque window to the rear elevation. Built in storage cupboard housing the gas central heating boiler. This room is a wet room with an electric shower. low level w.c and hand wash basin.

Externally

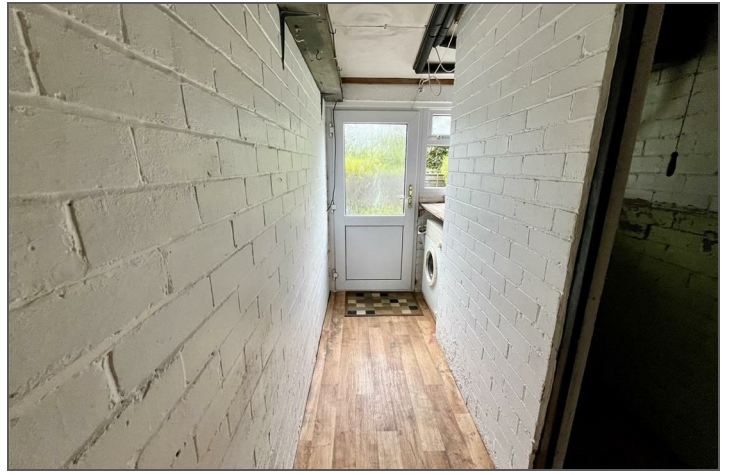
Set in a great sized plot and back from the road. The gardens are enclosed by timber fencing and mature bushes for a high degree of privacy. The front is laid to lawn along with a driveway that gives parking for several vehicles. There is a side garden with raised beds and a perfect space for storage of bins, whilst around to the rear is a pleasant enclosed garden laid to lawn with mature plants and flower beds.

Additional Information

Tenure: Freehold

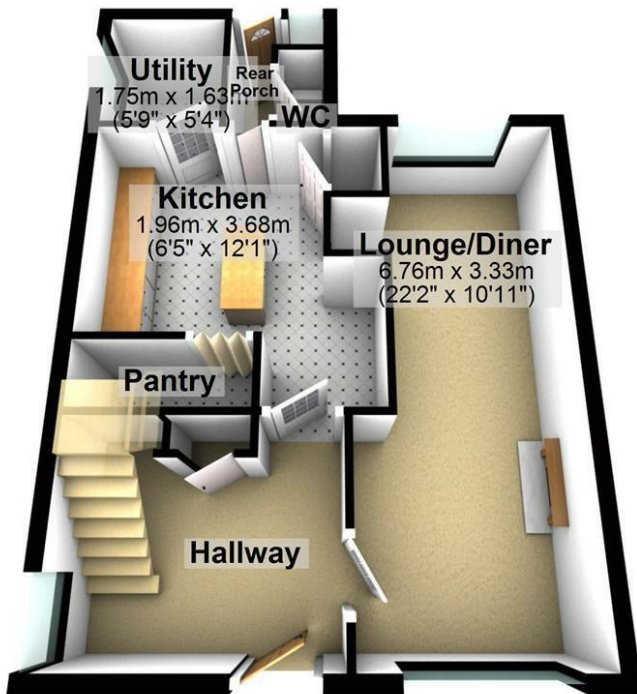
EPC Rating: TBC

Council Tax Band: B





Ground Floor



First Floor



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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