

# W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292  
Website: [www.wcdawson.com](http://www.wcdawson.com) E.mail: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Bank Street, Broadbottom, SK14 6AY

Looking for a village location with excellent commuter links. If so, this superbly presented three-bedroomed characterful stone property set within Broadbottom Village may just be what you are looking for.

Presented to a high standard and retaining many character features, it is highly recommended that the property be viewed internally.

**Offers Over £245,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Bank Street, Broadbottom, SK14 6AY

- Superbly Presented Three-Bed Stone Terrace
- Retained Character Features
- Delightful Aspect To Front
- Village Location
- uPVC Double-Glazing and Gas-Fired Central Heating Throughout
- Highly Regarded Location
- Excellent Commuter Links
- Easy Access To Countryside Walks
- Internal Inspection Highly Recommended

## The Accommodation briefly comprises:

Lounge with feature stone fireplace and log burner, modern dining kitchen with feature exposed stone flooring, stunning main bedroom with fitted bedrooms, two further bedrooms, bathroom/WC with modern white suite.

Externally, there is a forecourt garden and the property has use of a courtyard area to the rear.

Broadbottom Railway Station is within easy reach with good access to Manchester via the M67 in one direction and to the other, the Woodhead Pass for Yorkshire and the South.

As well as amenities available in Broadbottom, also within easy reach are Glossop and Stalybridge town centres.

The property is considered to be ideally suited to a variety of potential purchasers and it is recommended interested parties view at their earliest convenience to fully appreciate the numerous qualities of this delightful home.

## The Accommodation in detail comprises:

### GROUND FLOOR

#### Lounge

14'7 x 14'4 (4.45m x 4.37m)

Feature stone fireplace with log burner stove, uPVC double-glazed window, central heating radiator.

#### Kitchen

14'3 x 7'8 plus understairs area (4.34m x 2.34m plus understairs area)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, solid wood worktops, plumbing for automatic washing machine, uPVC double-glazed window, central heating radiator.

### FIRST FLOOR

#### Landing

#### Bedroom 1

14'9 x 14'6 (4.50m x 4.42m)

Fitted wardrobes, feature cast iron fireplace, exposed floorboards, uPVC double-glazed window, central heating radiator.

#### Bedroom 2

11'2 x 9'2 (3.40m x 2.79m)

Exposed floorboards, uPVC double-glazed window, central heating radiator.

#### Bedroom 3

7'4 x 8'2 (2.24m x 2.49m)

Bulkhead storage wardrobe, uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

6'9 x 5'2 (2.06m x 1.57m)

Modern white suite having panelled bath with shower over, low-level WC, pedestal wash hand basin, uPVC double-glazed window, central heating radiator.

### EXTERNALLY

Forecourt garden.

### TENURE

Freehold - Solicitors to confirm.

### COUNCIL TAX

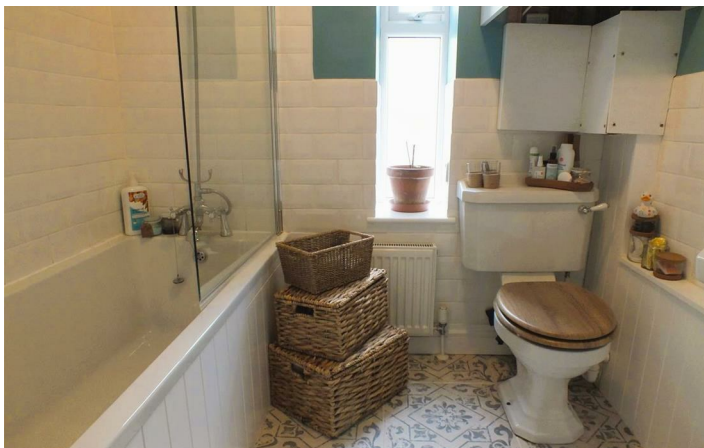
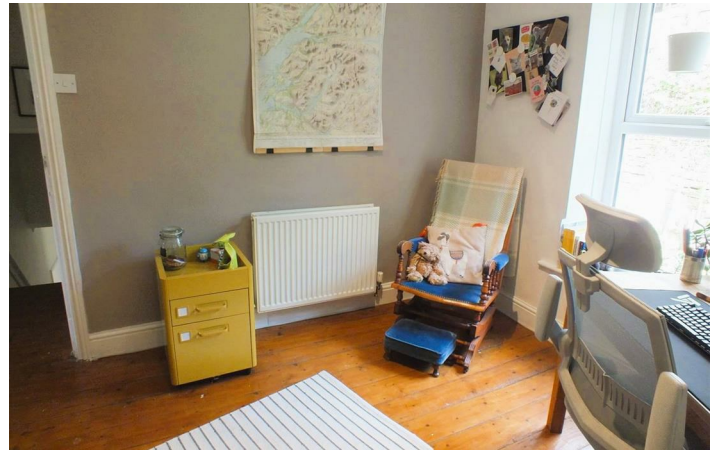
Council Tax Band "B".

### VIEWINGS

Strictly by appointment with the Agents.

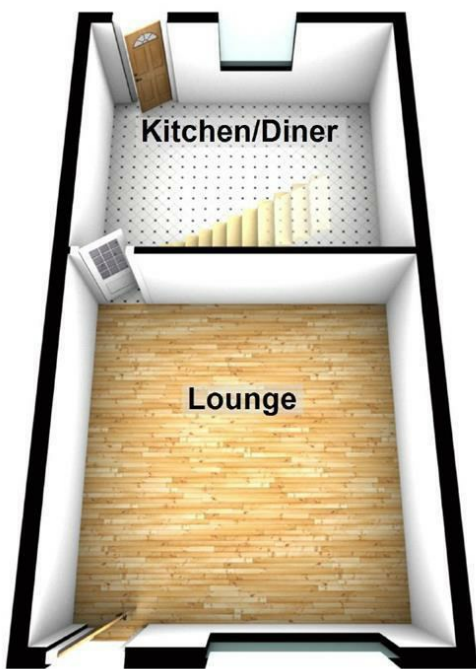


## Directions

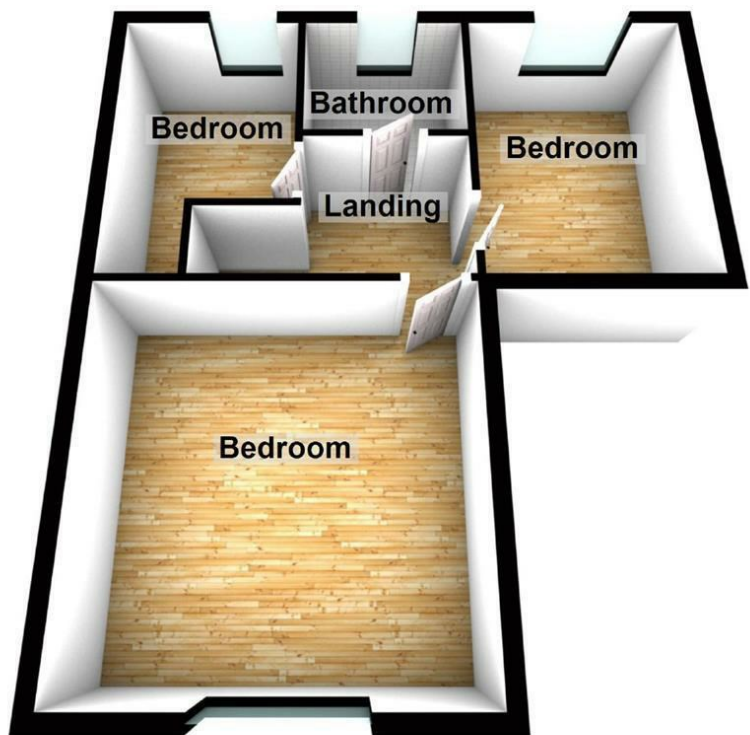


# Floor Plan

**Ground Floor**



**First Floor**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

