



# Midway Hodge Fold, Broadbottom, Hyde, Cheshire, SK14 6BL

**\*\* SEE OUR VIDEO TOUR \*\*** Would you like to feel that you are living the dream and permanently on holiday? - Then this could be for you! Hidden away within wooded surroundings and enjoying magnificent, far reaching country views, this individually built detached bungalow is guaranteed to impress! The property occupies an elevated position within mature gardens and with a brook running by, has a gated driveway leading to a detached double garage and briefly comprises an entrance hall, front lounge with mezzanine floor over, a separate dining room, fitted kitchen, three bedrooms, a bathroom and separate shower room. All in all, a delightful away from it all, rural setting, yet just down the road from Broadbottom railway station which offers a 25 minute commute to Manchester city centre. Energy Rating D

## Guide Price £525,000

### 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 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. The road changes into Market Street and then into Mottram Road. Turn left onto Moss lane just after passing the railway station, continue to the bottom and then bear right into Hodge Fold.

### GROUND FLOOR

#### Entrance Hall

Composite front door, pvc double glazed front window, central heating radiator, door to the kitchen and opening through to:

#### Lounge & Mezzanine

13'9" (max plus recess) x 13'4" (plus understair  
Large pvc double glazed front picture window, enjoying the forward views and side window, two central heating radiators, tv aerial point, feature fireplace with electric pebble effect fire, door to the inner hallway, vaulted ceiling and

open tread steps upto the mezzanine which has a spindled gallery, double glazed rear window, storage cupboards and access to the loft space.

#### Kitchen

11'8" x 8'9"

A range of fitted kitchen units including base cupboards and drawers, built-in electric double oven, plumbing for an automatic washing machine, work tops over with an inset white enamelled one and a half bowl sink unit and mixer tap, electric hob, matching wall cupboards, pvc double glazed rear window, tiled floor and small paned double opening doors to:

#### Dining Room

16'0" x 8'7"

Three pvc double glazed windows and patio doors leading out onto the front terrace, central heating radiator.

#### Inner Hallway

Central heating radiator, pvc double glazed rear window, storage with space and power for a condensing dryer and doors leading off to:

### Bedroom One

14'6" x 9'8"

Pvc double glazed front windows and central heating radiator.

### Bedroom Two

14'4" x 7'6" (max)

Pvc double glazed front window, central heating radiator and built-in wardrobes.

### Bedroom Three

9'3" (to robes) x 8'7"

Pvc double glazed front window, central heating radiator and full length fitted wardrobes.

### Bathroom

A white three piece suite including a panelled corner bath, , pedestal wash hand basin and close coupled wc, two pvc double glazed rear windows and central heating radiator.

### Shower Room

Corner shower cubicle with Mira electric shower, pedestal wash hand basin with mixer tap, close coupled wc, airing cupboard with sliding mirror doors housing the Ideal gas fired central heating boiler, pvc double glazed rear window.

### OUTSIDE

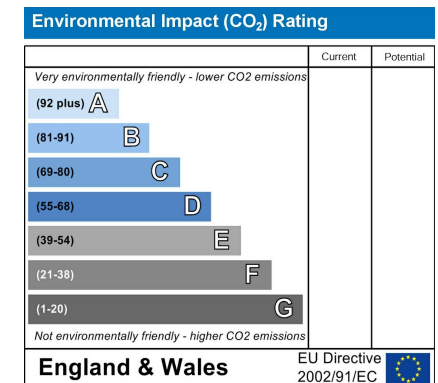
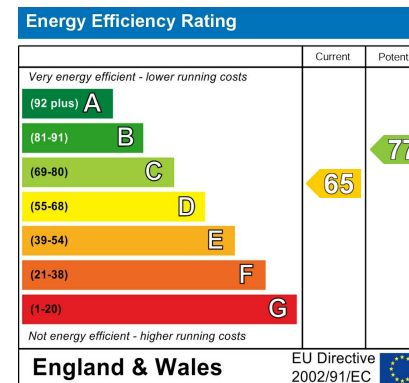
#### Detached Garage

With twin up and over doors, power supply.

#### Gardens

The property stands in large mature gardens with a gated driveway and steps rise up through the front lawn to the front terraced patio areas and there is a private rear garden which takes in the country views. Garden store.

Our Ref: Cms/cms/0726/23







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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