



58 MOTTRAM ROAD BROADBOTTOM HYDE SK14 6BQ

**** SEE OUR VIDEO TOUR **** Standing in long cottage gardens which extend to well over 100ft, this delightful mid terraced house offers extended living space in popular Broadbottom and is just up the road from the railway station ensuring that you can be in Manchester City centre after only a short 30 minute train journey. Briefly comprising an entrance vestibule, front lounge with period fireplace and a 21ft dining kitchen with skylights and multi-fuel stove. Upstairs there are two bedrooms and a modern shower room. Energy Rating D

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 where the property can be found on the left hand side.

GROUND FLOOR

Entrance Vestibule

Composite front door, tiled floor and door leading to:

Lounge

13'6" (less chimney breast) x 13'5" (less vest) Pvc double glazed front window, central heating radiator, polished cast iron fireplace, Maple flooring and door leading through to:

Dining Kitchen

21'3" x 13'6" (less stairs & chimney breast) A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher and plumbing for an automatic washing machine, work tops over with an inset white one and a half bowl sink and mixer tap, split-level electric double oven and gas hob, integrated fridge/freezer, matching wall cupboards, twin Velux double glazed sky light windows, pvc double glazed rear window, spindled stairs leading to the first floor, understairs cupboard, central heating radiator, Maple/Tiled flooring and composite external rear door.

FIRST FLOOR

Landing

Access to the loft space and doors to:

Bedroom One

13'7" x 13'5" Pvc double glazed front window and central heating radiator.

Bedroom Two

13'6" x 7'8" Pvc double glazed rear window and central heating radiator.

Shower Room

A modern suite including a shower cubicle with Mira shower, wash hand basin with mixer tap and vanity unit, close coupled wc, pvc double glazed rear window, cupboard housing the Ideal gas fired combination boiler, towel radiator.

OUTSIDE

Gardens

The property has a vehicular right of way immediately to the rear, and worthy of special mention are the cottage gardens, which extend to well over 100ft including two patio areas, vegetable plot, green house and garden shed.

Our ref:Cms/cms/0606/23

