



**jordanfishwick**

73 LOWER MARKET STREET BROADBOTTOM HYDE SK14 6AA

**£195,000**



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**\*\* SEE OUR VIDEO TOUR \*\*** A charming stone cottage of character, overlooking the village green and just a short walk from Broadbottom railway station which offers a 30 minute commute into Manchester city centre. The property which is set up from the road comprises of an enclosed front porch, lounge with multifuel burning stove, a spacious shaker style dining kitchen with appliances, two first floor bedrooms and a shower room. gas central heating, pvc double glazing and decked rear yard area with two garden sheds. Energy Rating D



- Charming Mid Terraced Stone Cottage
- Parking Available just over the road on Lymefield
- Two Bedrooms
- EPC D & Council Tax B
- Multi-Fuel Burning Stove
- Decked Rear Yard

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		65		77	