



COUNTRY  
HOLMES



# Broadbottom Road, Mottram

£175,000

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A quaint two-bedroom cottage immaculately presented throughout, with lounge, kitchen, stairs and landing, two bedrooms and a shower room. To the rear is a stone outbuilding. The property has benefitted from a new roof in 2021, and a new boiler in 2018 and is situated in a conservation area.

**Lounge** - 3.89m x 3.71m (12'9" x 12'2")

A characterful room, composite front door, exposed stone wall with feature fireplace and solid Oak skirting boards, Victorian style designer radiator archway through to Kitchen.

**Kitchen** - 2.72m x 1.98m (8'11" x 6'6")

A small but perfectly formed kitchen with a fantastic use of space. Built in alliances including oven and microwave, dishwasher, fridge and freezer, solid wood worktops incorporating a stainless sink with a Kettle hot tap, Siemens induction hob, wall and base storage units, ceiling spots, tiled underfloor heating and central extractor. Space for washing machine, slate tiled splash backs.

**Stairs And Landing**

**Bedroom 1** - 3.91m x 3.12m (12'10" x 10'3")

A good size double with built in wardrobes.

**Bedroom 2** - 3.33m x 1.91m (10'11" x 6'3")

A good-sized second bedroom overlooking the rear of the property.

**Shower Room** - 2.9m x 1.24m (9'6" x 4'1")

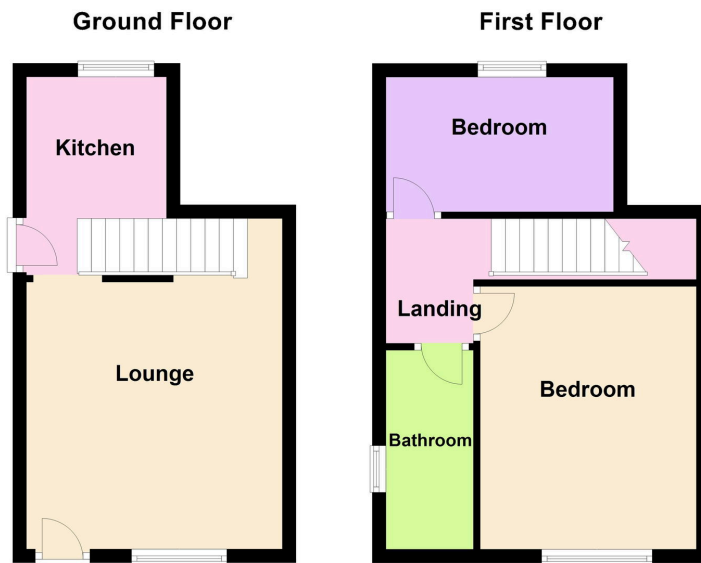
Rain shower, fully tiled floor to ceiling, WC, window, designer round granite washbasin and vanity unit, designer heated towel rail.

**Rear Garden**

Useful stone outbuilding.

**Important Information**





- Quaint Stone Cottage
- Immaculate Presentation
- Lounge
- Kitchen
- Integrated appliances
- Two Bedrooms
- Shower Room
- Freehold
- Council Tax Band A
- New Roof in 2021

