



COUNTRY
HOLMES

Broadbottom Road, Mottram

£195,000

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Country Holmes offers this well-presented two-bedroom terraced cottage in the ever-popular area of Mottram. Comprising an entrance porch, lounge, Dining Kitchen, lean-to with downstairs WC, and to the first floor are two Bedrooms and a Bathroom. Externally the rear is a quaint low maintenance cottage garden with ornate gravel seating areas and a garden shed. The property recently had a full downstairs damp course and metre up replaster with a 10 year guarantee, along with a major roof overhaul and electrical works.

Entrance Porch

Leading to the Lounge.

Lounge - 3.94m x 3.91m (12'11" x 12'10")

With Vestibule, Fireplace shelf, Ceiling light fitting, Coat hooks (in vestibule) and quality laminate floor that runs through to the Kitchen.

Kitchen Diner - 3.48m x 3m (11'5" x 9'10")

A newly fitted kitchen with a range of wall and base units with integrated microwave and oven, gas hob with extractor over tiled splash backs, ample work surface incorporating ceramic sink, mixer tap and drainer, space for washing machine and the kitchen also benefits from under stairs storage area which has a space for a large freestanding fridge freezer.

Glass lean to

Leads to a downstairs WC.

Downstairs WC

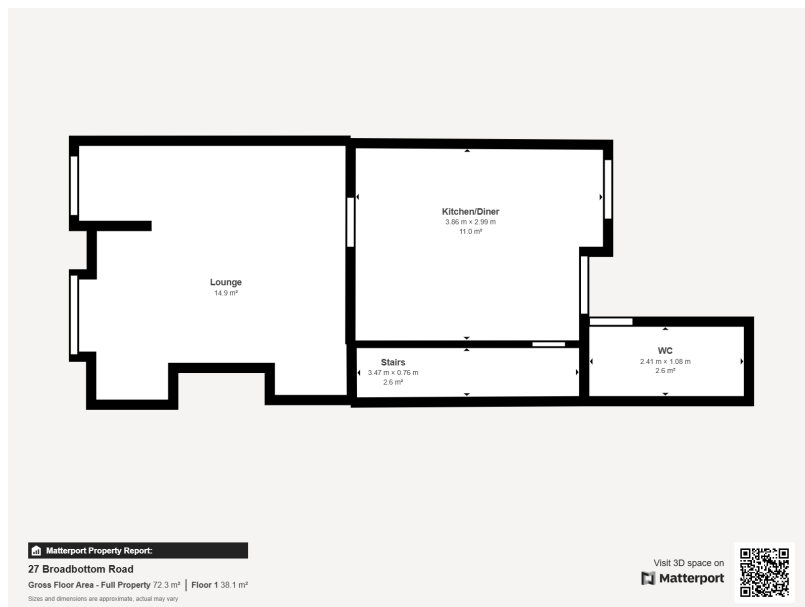
Stairs and landing

Bedroom One - 3.91m x 3.91m (12'10" x 12'10")

A good size double bedroom.

Bedroom Two - 3.48m x 1.57m (11'5" x 5'2")





- Stone Terrace Property
- Popular Village Location
- Major roof works - 2021
- New Damp Course
- On-Street Parking
- Two Bedrooms
- Electrical work - 2021
- Secure Rear Garden
- Freehold
- Council Tax A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		