



COUNTRY
HOLMES

26 New Street, Broadbottom

£210,000

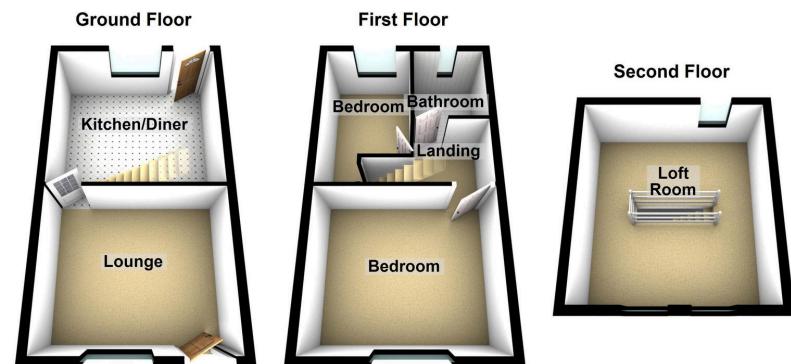
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- Charming two-bedroom stone terraced cottage plus LOFT ROOM
- Low-maintenance rear garden with astro-turf and paved patio
- Walking distance to Broadbottom train station
- Well-regarded primary school nearby
- Cosy lounge with multi-fuel burner
- Stone outbuilding converted into a home office
- Two double bedrooms
- Architectural drawings available for potential loft conversion (additional bedroom and bathroom)



A charming two-bedroom stone cottage set on one of Broadbottom's most desirable side streets. This characterful home features a cosy lounge with multi-fuel burner, a spacious kitchen-diner, two double bedrooms, and a versatile loft room with potential for further development. The low-maintenance rear garden includes a paved patio and a converted stone outbuilding providing a fully equipped home office. Ideally located close to the village centre, countryside walks, and Broadbottom train station with direct links to Manchester Piccadilly—perfect for commuters and families alike.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	