



**£235,000**

THE AREA'S LEADING ESTATE AGENCY

**52 MOTTRAM ROAD** Broadbottom, Hyde, Cheshire, SK14 6BQ

**GASCOIGNE HALMAN**



Offered for sale with no onward chain and benefitting from off road parking and a large beautifully maintained garden and pleasant outlook at the rear, this deceptively spacious and well presented period cottage is sure to appeal to a variety of prospective buyers.

#### **GROUNDS AND LOCATION**

The outside space afforded to this property can only be fully appreciated in person. An access road at the end of the row of terraces takes you around to the rear where you will find hard standing for one vehicle. Immediately opposite this space is the rear of the property which includes a small storage shed and access to the rear lobby. Behind the parking bay sits a large garden set against the backdrop of the adjacent woodland. In the first segment there is a summer house, ideal for passing the time on those summer afternoons and evenings, a good sized grassed area, a paved seating area, herbaceous beds and hedgerow borders. The bottom segment includes a timber shed, another patio, an open grassed section and an enclosed grassed section, plus a variety of herbaceous beds and hedgerow borders.

Broadbottom is a pleasant and sought after village that borders Derbyshire and Tameside. Immediately opposite the property you will find Broadbottom Cricket Club and a small play park. The local Primary School is just a little further down the hill, with Broadbottom Railway Station (which connects directly into Manchester Picadilly) just a little further down again. Further amenities include Lyme field Garden Centre and Tea Room and The Harewood Arms, which is host to a microbrewery and wood fired pizza at weekends. Furthermore, the property enjoys easy access to the M67 motorway network. A great location for a variety of age ranges.







## THE ACCOMMODATION

At ground floor level an entrance vestibule opens into a pleasant sitting room including a fireplace with inset gas fire, a uPVC double glazed window to the front, a central heating radiator and built-in shelving to one of the chimney breast recesses. Behind the living room is a lovely breakfast kitchen with access to a small basement area and the rear lobby. Included in the kitchen itself is an ample arrangement of base and wall units that also house an integrated fridge and freezer, plus space for a washing machine and a cooker. The rear lobby features stairs to the first floor and access to the rear parking bay and gardens.

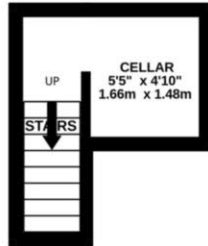
At first floor level the landing leads to two well-proportioned bedrooms and a bathroom. The largest bedroom is an impressive size indeed and includes built-in wardrobes either side of the chimney breast and a uPVC double glazed window to the front with views across to the play park and cricket ground. The second bedroom is also a good size in its own right, and features views over the rear garden to the woodland beyond, whilst the compact but well catered for bathroom is fitted with a modern white three piece suite including a paneled bath with shower over, a pedestal wash hand basin and a close coupled wc.

Gas central heating and uPVC double glazing are installed throughout and viewing is highly recommended.

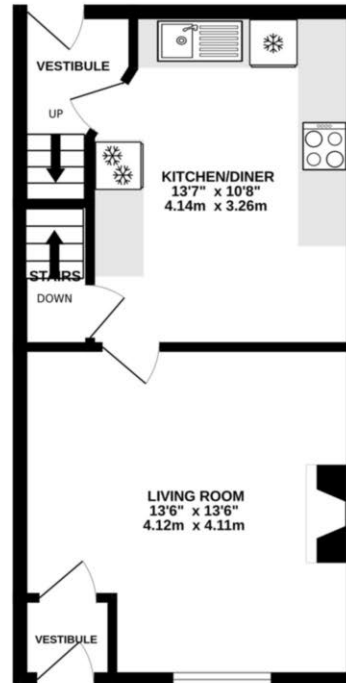
## IN SUMMARY

We feel that this deceptively spacious cottage will suit those looking at taking their first step on the property ladder and those looking to down size in equal measure. This is clearly a property that has been very well looked after down the years and the addition of parking at the rear at that phenomenal garden really set the property apart from the majority of cottages that at least appear similar from the outside. Viewing is highly recommended.

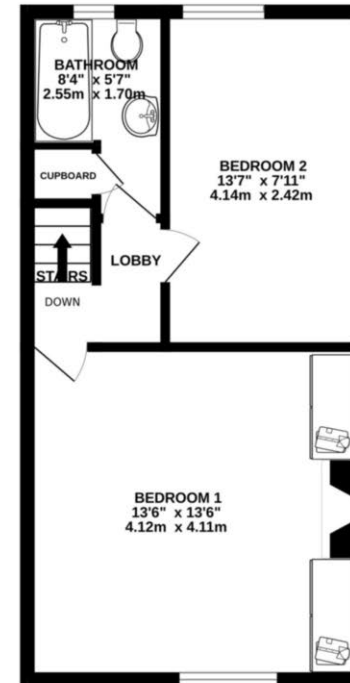
BASEMENT  
53 sq.ft. (4.9 sq.m.) approx.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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