

**Midway, Hodge Fold, Moss Lane, Broadbottom, SK14 6BL**



- **\*\*\*FREEHOLD\*\*\***
- **Bespoke Built Detached Bungalow**
- **THREE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **Generous Elevated Plot**
- **Spectacular Far Reaching Views**
- **DOUBLE GARAGE & DRIVEWAY**
- **Stunning Tucked Away Position**
- **Desirable Broadbottom Location**
- **Close to Railway Station**

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## MAIN DESCRIPTION

### \*\*\*FREEHOLD\*\*\*

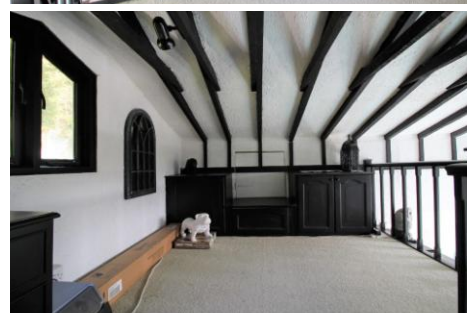
Stepping Stones are honoured to offer for sale this bespoke built detached bungalow situated in an elevated position enjoying breath taking uninterrupted Countryside Views tucked away off Moss Lane in the desirable Village of Broadbottom within close proximity to the local school and railway.

Broadbottom is a historic village standing on the River Etherow and is famed for 14th-century water-powered corn mill, and Moss Mill, an 18th-century woollen mill which changed to cotton in the 19th century. Popular with Manchester commuters due to its direct rail link into the city centre and walkers given its position within stunning open countryside.

The property has been the current vendors family home since the build was completed in 1980 and occupies a large South Facing plot bounded by Great Wood to the west and North elevations and gardens to all four sides with additional allotment to the rear a large driveway with potential to extend and detached double garage.

The internal accommodation in brief comprises; Galleried Lounge, Kitchen, Dining Room, Inner Hallway, Bathroom, Shower Room, **THREE DOUBLE BEDROOMS** and Utility Room.

Externally there are gardens surrounding the property and various patio areas which enjoy a completely open aspect and spectacular views.



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## LOUNGE

22' 9" x 17' 2" (6.93m x 5.23m) A generous characterful lounge with 2 x uPVC double glazed large viewing windows with far reaching and uninterrupted countryside views to the front elevation, external door, wall mounted radiators x 2, feature beams to ceiling, feature galleried landing, ceiling spotlights, fireplace, TV aerial point, internal doors.



## KITCHEN

12' 6" x 8' 9" (3.81m x 2.67m) A range of low and high fitted kitchen units with contrasting worksurfaces and splashback tiling, uPVC double glazed window to the rear elevation with the rear garden view, plumbing for automatic washing machine, integrated electric oven and four ring electric hob, ceiling spotlights, cornice to ceiling, double doors into dining room.



## DINING ROOM

16' 2" x 8' 5" (4.93m x 2.57m) An inviting and light room with uPVC double glazed windows and patio doors providing access to the side seating area, wall mounted radiator, ceiling spotlights.



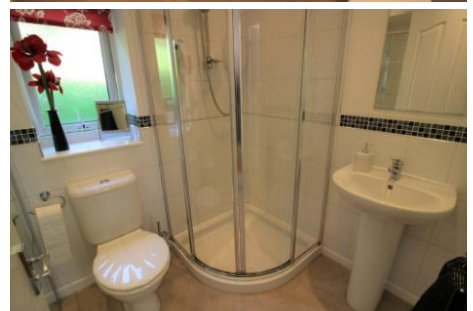
## INNER HALLWAY

Wall mounted radiator, ceiling spotlights, wall light, uPVC double glazed large window, overlooking the rear garden.



## BATHROOM

13' 3" x 4' 6" (4.04m x 1.37m) A three-piece suite comprising of low-level WC, pedestal sink unit and corner bath, ceiling spotlights, uPVC double glazed windows x 2 to the rear elevation, wall mounted radiator.



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## ADDITIONAL SHOWER ROOM

A Three-piece suite comprising of low-level w/c, pedestal sink unit and corner shower unit, uPVC double glazed window to the rear elevation, splashback tiling, storage cupboard with sliding mirror doors, ceiling spotlights.



## MAIN BEDROOM

14' 6" x 9' 6" (4.42m x 2.9m) A generous and characterful double bedroom with uPVC double glazed window to the front elevation with vaulted feature double glazed ceiling window, wall mounted radiator, freestanding mirrored wardrobe, Spectacular Far Reaching Elevated Views.



## BEDROOM TWO

14' 6" x 7' 5" (4.42m x 2.26m) uPVC double glazed window to the front elevation with far-reaching spectacular views of the countryside, ceiling spotlights, wall mounted radiator, fitted wardrobes to one wall.



## BEDROOM THREE

9' 3" x 8' 6" (2.82m x 2.59m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling spotlights, fitted wardrobes to one wall.



## UTILITY ROOM

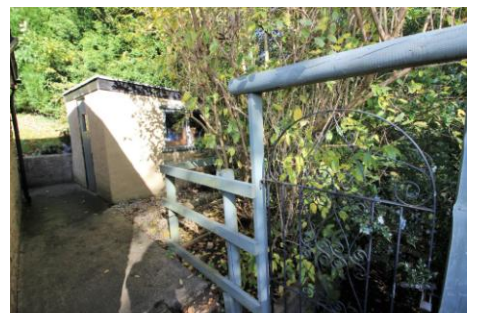
Space for condensing dryer, ceiling light point.

## EXTERNAL

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**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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