

**Flt 1, 26-28 Market Street, Broadbottom, Via Hyde, SK14 6AX**



- **\*\*\*NO VENDOR CHAIN\*\*\***
- Ground Floor Garden Flat
- Open plan large Lounge/Dining
- Two Bedrooms
- Desirable Broadbottom Location

- Characterful Property
- Ideal Buy to Let Investment
- Ideal First Time Buyer
- Close to Railway Station
- Viewing Essential

# Flt 1, 26-28 Market Street, Broadbottom, Via Hyde, SK14 6AX

## MAIN DESCRIPTION

**\*\*\*NO VENDOR CHAIN\*\*\***

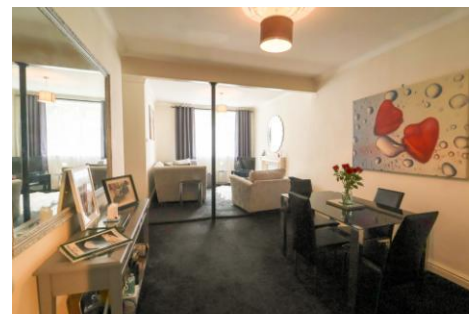
Stepping Stones are delighted to offer for sale this ground floor Garden Flat which is situated in the desirable village of Broadbottom.

The desirable and much sought-after area of Broadbottom Village offers a doorstep to the open countryside, local schools, Lyme field Garden Centre, café and farm shop, local country pubs and railway station with a direct rail link into Manchester City Centre

This Spacious flat offers generous accommodation throughout and has, 5 years ago had the ceilings dropped throughout the accommodation to have sound proofing applied and a new bathroom approx. 2.5 years ago. The accommodation in brief comprises; Communal Entrance Hallway, Private Entrance Hallway, TWO Bedrooms, Open Plan Lounge/Dining, Kitchen and Bathroom.

Externally there is a private rear courtyard style garden with a lovely view through the railway arches.

This is an excellent buy to let investment or first time buyer home.



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## COMMUNAL HALLWAY

Main Building Entrance to communal hallway, private door to ground floor flat.

## PRIVATE HALLWAY

6' 3" x 4' 2" (1.91m x 1.27m) Entrance door to hallway, ceiling light point, internal doors to bedrooms and lounge.

## MAIN BEDROOM

10' 9" x 7' 6" (3.28m x 2.29m) uPVC double glazed window to the rear elevation with view of the arches and garden aspect, ceiling light point, wall mounted heater.

## BEDROOM TWO

8' 2" x 8' 0" (2.49m x 2.44m) uPVC double glazed window to the front elevation, ceiling light point.

## LOUNGE/DINER

25' 3" x 12' 0" (7.7m x 3.66m) A very spacious open plan style lounge and dining

Lounge Area - uPVC double glazed window to the front elevation, electric fire and surround, wall mounted heater, cornice to ceiling, ceiling light point, feature iron post.

Dining Area - Telephone point, ceiling light point, ceiling rose, internal door to kitchen.

## KITCHEN

11' 2" x 9' 7" (3.4m x 2.92m) A range of white fitted kitchen units with contrasting work surfaces, electric oven point, plumbing for automatic washing machine, uPVC double glazed window and door to the rear elevation.

## BATHROOM

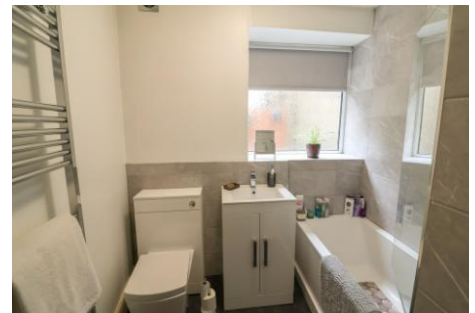
8' 2" x 7' 1" (2.49m x 2.16m) A three-piece suite comprising of a low level w/c, sink cabinet unit and bath with over bath shower, splash back tiling, wall mounted chrome heated towel rail, cupboard housing hot water tank, uPVC double glazed window to the rear elevation, ceiling light point.

## EXTERNAL

Private low maintenance rear courtyard style garden with archway views.

## DISCLAIMER

Tenure – Leasehold - Annual Ground Rent - £1.00 - Term - 999 years  
Council Tax Band- A - EPC Rate - Awaiting



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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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