

233 Broadbottom Road, Mottram, Via Hyde, SK14 6HY



- FREEHOLD
- 1930's Semi Detached Family Home
- Entrance Hall & Porch
- Lounge & Dining Room
- Conservatory

- Three Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Lovely Elevated Views
- Open Countryside to the Rear

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MAIN DESCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this immaculately presented 1930's Semi Detached family home situated in an elevated position, enjoying views of the surrounding countryside to the front and open aspect to the rear bordering farmland.

The villages of Broadbottom and Mottram are just a short distance away offering stunning countryside, walks, local amenities and Broadbottom Railway Station where a direct rail link into Manchester City Centre can be located and easy access to the M60 motorway networks.

Internally the accommodation comprises; Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen and Conservatory to the ground floor and Three Bedrooms, Bathroom and w/c to the first floor.

Externally there are Front and Rear gardens, driveway and garage.



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ENTRANCE PORCH

Glazed entrance porch with timber framed entrance door to hallway

ENTRANCE HALLWAY

External door to hallway with wall mounted radiator, ceiling light point, stairs to the first accommodation, under stair storage cupboard with Window.

LOUNGE

13' 5" x 12' 11" (4.09m x 3.94m) A generous sized lounge with uPVC double glazed bay window to the front elevation with elevated view, wall mounted radiator, ceiling light point, archway through to dining room, solid oak floor.

DINING ROOM

10' 0" x 8' 6" (3.05m x 2.59m) Feature fireplace, patio doors providing access to the conservatory, wall mounted radiator, ceiling light point, internal door through to kitchen.

CONSERVATORY

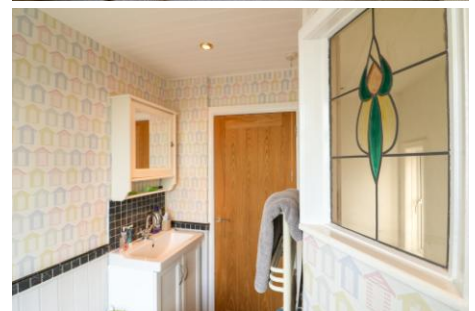
10' 0" x 8' 6" (3.05m x 2.59m) Recently built uPVC double glazed conservatory to the rear elevation with patio door providing access to the rear garden.

KITCHEN

11' 6" x 7' 8" (3.51m x 2.34m) A newly installed kitchen with high and low fitted units with contrasting worksurfaces, plumbing for automatic washing machine, integrated electric oven and four ring induction hob with over hob Neff extractor fan, sink and drainer unit with mixer tap, uPVC double glazed window to the rear elevation, ceiling spotlights, wall mounted radiator, external door providing access to the side elevation.

LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation, window to the side.



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BEDROOM ONE

12' 11" x 11' 8" (3.94m x 3.56m) uPVC double glaze window to the rear elevation with countryside aspect, fitted wardrobes to one wall, wall mounted radiator, ceiling light point.

BEDROOM TWO

12' 11" x 7' 4" (3.94m x 2.24m) A further double bedroom with uPVC double glazed window to the front elevation with elevated views, ceiling light point, wall mounted radiator.

BEDROOM THREE

8' 2" x 7' 9" (2.49m x 2.36m) Fitted wardrobe, loft access point, uPVC double glazed window to the rear elevation with countryside aspect.

BATHROOM

7' 4" x 5' 2" (2.24m x 1.57m) A three-piece suite comprising; bath with mixer tap shower, separate shower cubicle and sink cabinet unit, ceiling spotlights, uPVC double glazed window to the front elevation, window over stairwell, heated towel rail.

SEPERATE W/C

Low-level WC, double glazed window to the side elevation, feature panelling to half wall and ceiling spotlight.

GARAGE

Single garage accessed from the driveway with power and lighting and brand-new double doors.

EXTERNAL

FRONT - Attractive block paved driveway for several vehicles and front garden with established planting, gated side access to rear garden and access to garage.

REAR - A pretty rear garden which borders open fields and has a lovely open aspect, patio area and mainly laid to lawn.



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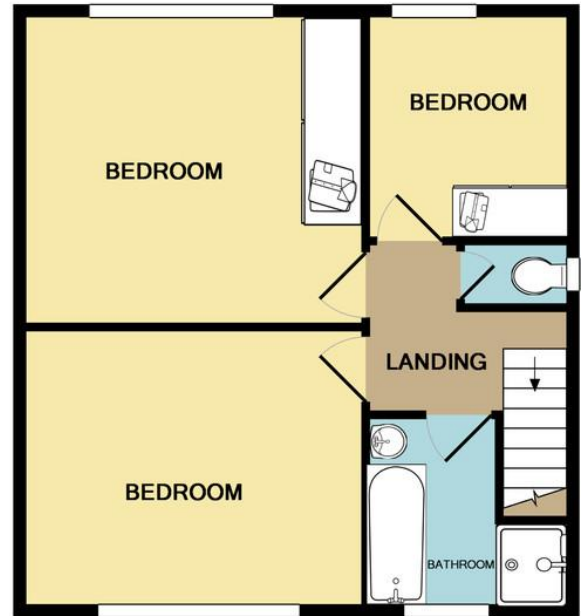
DISCLAIMER

Tenure - Freehold
Council Tax Band - C
EPC Rate - C





GROUND FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(53.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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