

9 Ogden Street, Broadbottom, Via Hyde, SK14 6AD



- CHARACTERFUL STONE PROPERTY
- Three Bedrooms + Attic Room
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Front & Rear Gardens
- Off Road Parking for Several Vehicles
- Immaculately Presented
- Tastefully Decorated
- No Through Traffic Road

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MAIN DESCRIPTION

FREEHOLD

A beautiful End Stone Property situated in a secluded location in the desirable village of Broadbottom.

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

This characterful home is very well maintained and tastefully decorated throughout with William Morris décor and wood burning stove and beautifully tiled hallway. The internal accommodation is perfect for the small to medium family and in brief comprises; Entrance Hallway, Spacious Lounge and Kitchen/Diner to the ground floor, Three DOUBLE Bedrooms and Family Bathroom to the first floor with the second floor offering a superb fully boarded attic room.

Externally
PARKING - Off Road Parking for Three Vehicles

FRONT - Gated and Fenced forecourt garden wrapping around to the side with gated access to the rear.

SIDE - Rented from the Railway is a small side garden which the current vendors have created an elevated decked seating area

REAR - Low maintenance and fully enclosed rear paved courtyard with stone storage shed.



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ENTRANCE HALLWAY

External door through to hallway, ceiling light points x 2, internal timber and stained glass door to hallway, attractive tiled flooring, wall mounted designer radiator, internal doors to the ground floor accommodation.

LOUNGE

14' 5" x 13' 8" (4.39m x 4.17m) A generous sized lounge with uPVC double glazed window to the front elevation, multifuel burning stove set within attractive brick fireplace, wall mounted radiator, TV aerial point and ceiling light point.

KITCHEN/DINER

17' 5" x 11' 2" (5.31m x 3.4m) A true kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated tall fridge and freezer, integrated full-size dishwasher, sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for dual fuel range cooker, boiler housing for combination Worcester boiler, extraction fan, three over table pendant lights, two over sink pendant lights, ceiling spotlights, under stairs storage, wall mounted vertical designer radiator.

LANDING

Stairs from the ground to the first floor, ceiling light point, stairs to the second floor accommodation and a great sized storage cupboard with light point and electric power point.

MAIN BEDROOM

11' 4" x 10' 3" (3.45m x 3.12m) A double bedroom with uPVC double glazed window to the front elevation with woodland aspect, wall mounted radiator, ceiling light point.

BEDROOM TWO

11' 6" x 8' 3" (3.51m x 2.51m) A further double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.



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BEDROOM THREE

11' 6" x 7' 0" (3.51m x 2.13m) uPVC double glazed window to the front elevation with woodland aspect, wall mounted radiator, ceiling light point.

BATHROOM

5' 8" x 5' 3" (1.73m x 1.6m) A three-piece suite comprising; low-level w/c, pedestal sink unit and shower bath with over bath shower, floor to ceiling splashback tiling, wall panelling, ceiling spotlights, extractor fan, uPVC double glazed window to the rear elevation.

ATTIC ROOM

14' 8" x 10' 3" (4.47m x 3.12m) 2 x Velux style windows one fire escape, two wall light points, storage to eaves, wall mounted radiator, power points.

EXTERNAL

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Tenure - Freehold with chief rent

Annual Ground Rent - chief rent £1.67 p.a.

Council Tax Band - B

EPC Rate - E



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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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