



COUNTRY
HOLMES

72 Broadbottom Road

£285,000

3 1 2



- Attractive three-bedroom family home arranged over three floors
- Spacious and versatile accommodation throughout
- Generous lounge and dining kitchen with breakfast area
- Utility room and convenient lower ground floor WC
- Driveway providing off-road parking and garage
- Situated in the highly desirable village of Mottram
- Excellent potential for modernisation and personalisation
- Lower ground floor family room with patio doors to rear garden
- Modern shower room with contemporary white suite
- No onward chain



An attractive and spacious three-bedroom family home arranged over three floors, situated in the highly desirable village of Mottram. Offering versatile living accommodation including a superb lower ground floor family room with patio doors opening onto the rear garden, this property provides excellent potential for modernisation and personalisation. Benefitting from a dining kitchen, utility room, garage, driveway and low-maintenance gardens, the home is ideally located close to local amenities, transport links and beautiful surrounding countryside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	