



West End Way, Broadbottom

 JARDINE
ESTATES



West End Way

Broadbottom, Hyde

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Step inside to the welcoming hallway and shake off your coats and shoes before entering the heart of the home - a large, social kitchen perfect for hosting gatherings and creating culinary delights.

This really is the perfect cooks kitchen , with space for a large range cooker and ample granite work tops.

The kitchen has been designed with a utility cupboard for your washer and dryer. It is also the perfect spot for hiding all of the cumbersome bits and bobs like the ironing board and Hoover.

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The rear sitting room would easily accommodate a large dining table for family get togethers , open the glass doors and the elegant lounge reveals its self .

The statement fire makes this room a cosy space in the winter months , however on warmer days , open the French doors into the conservatory and enjoy the garden views .

Before heading upstairs you will find the downstairs wc for visiting guests just off the hallway.







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With five bedrooms and four bathrooms, mornings are hassle-free even when everyone is in a rush.

On the first floor you will find four bedrooms, the first is a double bedroom currently used as a home office.

Next door is a large bedroom with fitted wardrobes and an en suite which boasts a bath and a separate shower, you could be mistaken for thinking this is the Principal Suite!

There is another double bedroom next door again with ample space for fitted wardrobes and finally the current owners have changed the last bedroom on this floor into a luxurious dressing room.

Wander upstairs now to the Principal Suite, far away from the hustle and bustle of family life you enter a large bedroom which could easily accommodate a super king sized bed.

The Principal bathroom has a separate shower cubicle for busy mornings and a large bath to relax in at the end of a long day.





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Enjoy the privacy and tranquillity of the large, easy-to-maintain garden that is not overlooked, creating a peaceful oasis to unwind after a long day. Whether it's hosting summer barbeques or enjoying a quiet morning coffee, the spacious garden provides a versatile backdrop for outdoor living.

The space underneath the decking has been cleverly utilised as a secure storage area, perfect for the families bikes and outdoor equipment.

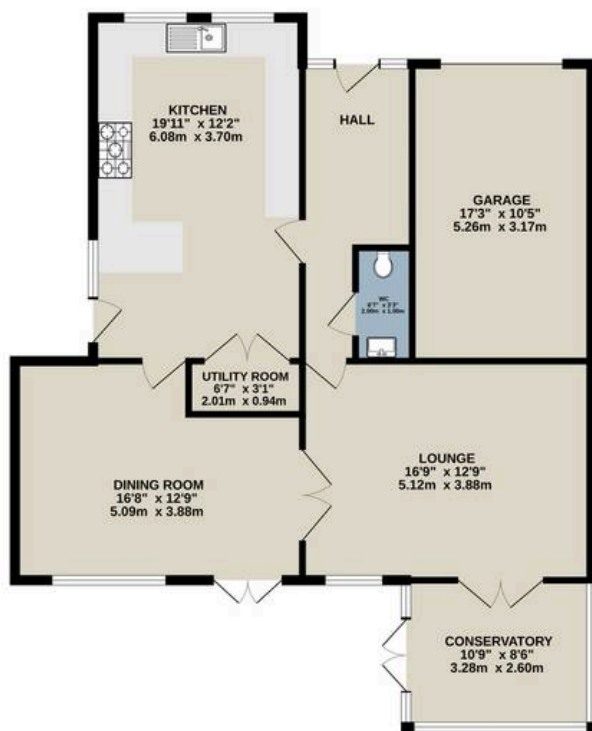
Outside, the property continues to impress with its thoughtfully designed outdoor space. The driveway and garage offer ample parking for multiple vehicles, ensuring convenience and ease for homeowners and guests alike.

Situated in a picturesque village, this property is also conveniently close to open countryside and local amenities, striking the perfect balance between rural charm and modern convenience.





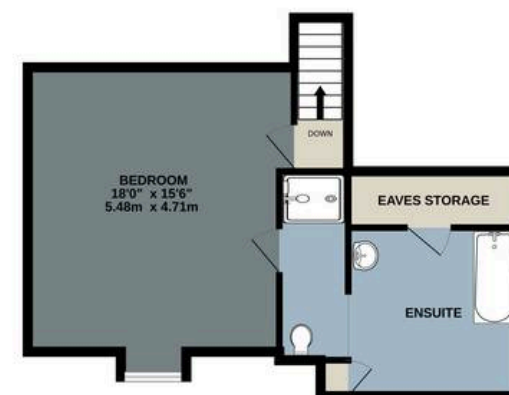
GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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On the edge of the Peak National Park you will find a plethora of local walks and the fabulous Lymefield Garden Centre close by stocking all the items for your next BBQ. The Tame Valley Way is a lovely walk which shows the stunning surrounding countryside off to its best , you can enjoy a well deserved pint at the Harewood Arms on your return. The local train station which is only a short walk away has trains that can take you into Manchester town centre in under half an hour . A lovely children's play park is close by as well as an indoor activities centre. Nearby Charlesworth has a very good newsagents and a Greengrocers-come-deli serving up an eclectic mix of delights including artisan bread, meat and fish. Seek out the traditional, third generation village store; discover chocolate, wine and homemade freshly delivered cakes and pies inside. Or pop to Glossop (ten minutes by car) or further into Derbyshire home to Chatsworth house, a picturesque stately home exhibiting contemporary and classical sculpture in its expansive grounds. From here you are on the doorstep of the Peak Park, perfectly positioned for a trek up Kinder Scout.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO CHAIN
- Stone built detached property with five double bedrooms
- Quiet cul de sac position
- Driveway and garage
- large, social kitchen
- Open plan living areas





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