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69 Broadbottom Road, Hyde, SK14 6JA

Offers Over £400,000

Located in the heart of Mottram Village, this detached bungalow comes to the market with the added benefit of no onward chain. With three bedrooms, a modern kitchen and bathroom, a conservatory and much more, this is a home with plenty to offer.

Decorated throughout in neutral tones, it's somewhere you could comfortably move straight into, take your time and gradually put your own stamp on each room. With no onward chain, it could also make for a more straightforward move.

As you approach, you'll find a neat front garden and driveway parking leading to the garage. Step inside through the front door into an entrance vestibule, which opens into the internal hallway. The lounge sits to the front of the property, enjoying neutral décor and a feature fireplace. An open archway leads through to the dining room, which in turn opens into the conservatory, creating a lovely flow between the living spaces and somewhere to enjoy the garden whatever the weather.

The kitchen is fitted with modern white gloss cabinetry, complemented by black granite worktops, and also benefits from internal access into the garage.

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Then there's the location! Right in the heart of Mottram Village, you're just a stone's throw from Mottram Cricket Club, with a nearby footpath leading up towards the historic Mottram Church and Mottram CofE Primary School. The village has a friendly community feel, with local convenience shops, a post office and places to stop for a coffee close by. For those who enjoy getting outdoors, the surrounding Longdendale countryside offers some beautiful walking routes, with Werneth Low Country Park also within easy reach. Broadbottom railway station provides connections towards Manchester and Glossop, while the nearby road links make travelling further afield straightforward.

Entrance Vestibule
3'5" x 4'11" (1.04m x 1.50m)
Door to:

Hallway
13'9" x 8'5" (4.20m x 2.56m)
Ceiling light. Access to a double storage cupboard. Radiator. Ceiling hatch providing access to the loft space via a drop-down ladder. Door to:

Lounge
14'8" x 11'2" (4.47m x 3.40m)
Window to front, Window to front television. Ceiling light. Feature fireplace with insect gas fire. Double radiator. Archway to dining room. open plan, door to:

Dining Room
11'2" x 11'2" (3.40m x 3.40m)
Sliding door to conservatory. Ceiling light. Radiator. Door to:

Kitchen
10'10" x 7'10" (3.30m x 2.39m)
Window to rear elevation overlooking the garden. Fitted with a matching range of white gloss base and eye level units with coordinating black granite worktops over. Space for an undercounter fridge. Integrated dishwasher. Four ring induction hob with extractor over. Built in AEG eye level oven with microwave above. Downlights to ceiling. Vertical designer radiator.

Conservatory
10'2" x 7'11" (3.10m x 2.42m)

Bedroom One
13'1" x 11'0" (3.99m x 3.35m)
Window to rear elevation overlooking the garden. A good sized double bedroom fitted with a range of fitted wardrobes. Double radiator. Ceiling light. Door to:

Bedroom Two
11'1" x 11'0" (3.38m x 3.35m)
Window to front elevation. Another good sized double bedroom fitted with a range of wardrobes. Double radiator. Ceiling light.

Bedroom Three
9'0" x 10'2" (2.74m x 3.10m)
Window to side elevation. Ceiling light. Single radiator. Fitted wardrobes.

Bathroom
8'3" x 6'4" (2.52m x 1.93m)
Window to rear elevation. Fully tiled shower room fitted with a three piece suite comprising a walk in shower enclosure with rainfall shower head and separate handheld shower attachment, WC and vanity unit with inset wash hand basin. Chrome heated towel rail. Panelled ceiling with downlights.

Garage
15'6" x 7'10" (4.72m x 2.39m)
Window to side elevation. Up and over door with electric roller shutter door to front elevation. Ceiling light. Wall mounted combi boiler. Plumbing for automatic washing machine. Loft hatch providing access to loft space.

Outside and Gardens
Driveway and gardens to front.

Private enclosed garden to rear mainly laid to lawn with patio area and mature planted borders.

Additional Information
Tenure: Freehold (please note that Land Registry has property listed as Freehold with a Rent Charge. This will need to be clarified by Solicitors)
EPC Rating: TBC
Council Tax Band: D

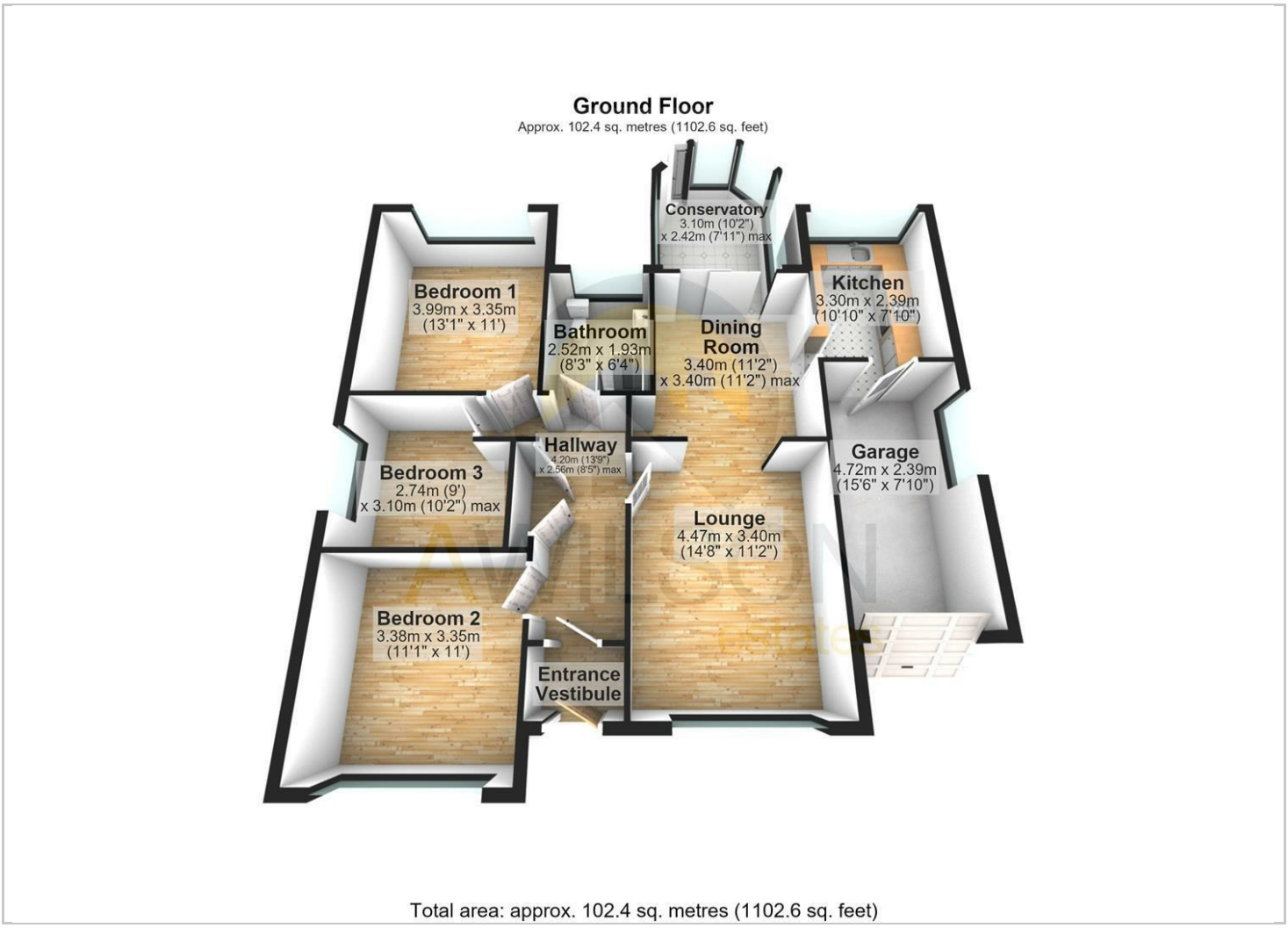






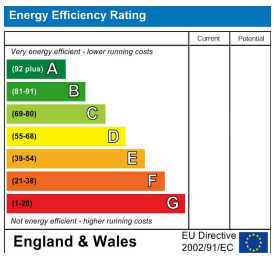


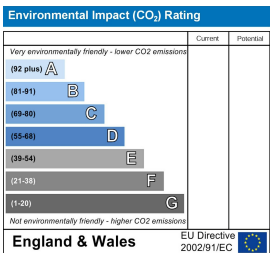


Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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