



12 West End, Broadbottom, SK14 6BE

Offers Over £340,000

Welcome to West End – set just off Mottram Road in Broadbottom, this stunning home enjoys a real cottage feel whilst still offering high ceilings and well-proportioned rooms. Lovingly updated over the years, it now presents a fantastic floorplan for the next family to move straight in and enjoy. It is also offered to the market with no onward chain.

Step inside and you're welcomed by an entrance hallway with a shower room just off. From here, you move through to the dining kitchen, a great space for everyday living. The lounge is particularly impressive in size and enjoys beautiful views over the garden and beyond.

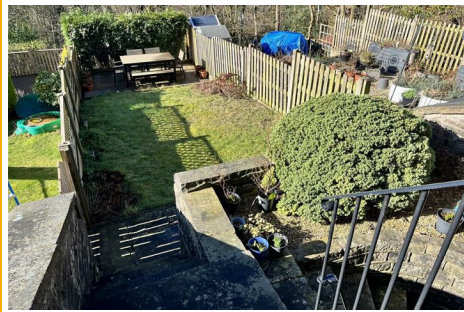
To the lower ground floor, there is an additional versatile room with direct access out to the garden - ideal as a home office, family room or even a hobby space, depending on your needs.

Up to the first floor are two bedrooms. The main bedroom benefits from dual windows, flooding the room with natural light and making the most of those stunning views. The second bedroom is also a comfortable double and includes a built-in storage cupboard. The family bathroom is well appointed with a clean, white suite.

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Entrance Hallway

Tiled flooring, door to the left is a shower room, and to the right takes you into the dining kitchen,

Shower Room

Opaque window to the front elevation, suite comprising of an enclosed shower cubicle, low level w.c and hand wash basin.

Dining Kitchen

Window to the front elevation. Fitted with a range of floor and wall mounted units with coordinating work surfaces over, there are integrated appliances, a stainless steel sink unit with mixer tap over, a door will take you downstairs to the basement level, and stairs up to the first floor. Door into the lounge room.

Lounge

Window and back door leading out to the garden, feature fireplace with open fire & wood flooring.

Lower Ground Floor

Basement Room

What a fantastic space! There are many things you could potentially do with this space, currently used as an extra sitting room. What would you do with it? There is a further good sized storage space, and a door leading out to the garden.

First Floor

Master Bedroom

Two windows with far reaching views, wood floors and a cast iron fireplace.

Bedroom Two

Window to the front elevation, built in storage space.

Family Bathroom

Opaque window to the front elevation, suite comprising of a panel bath with shower over, low level w.c and hand wash basin.

Second Floor

Bedroom Three

Window to the front elevation.

Bedroom Four

Window to the rear elevation with far reaching views.

Utility Room

Accessed from the front of the house. Plumbing for washing machine, and plenty of storage space.

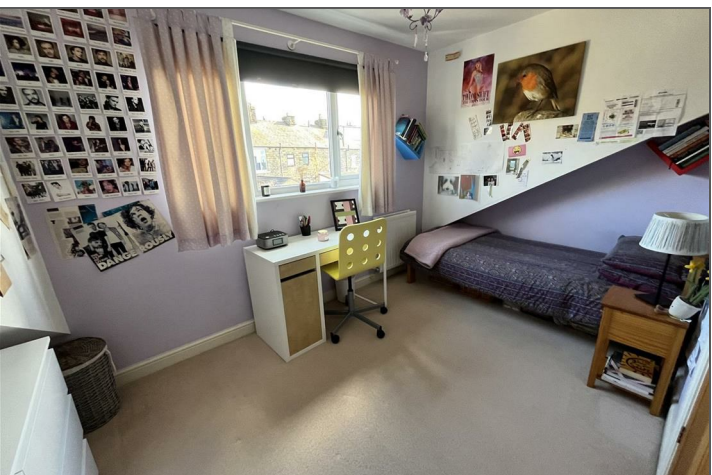
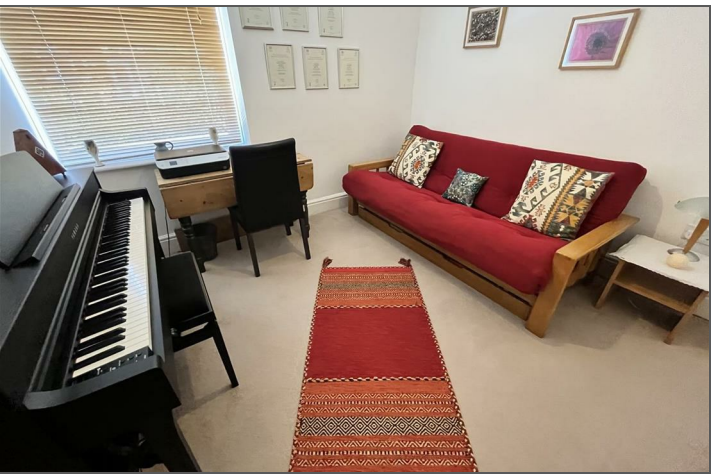
Outside and Gardens

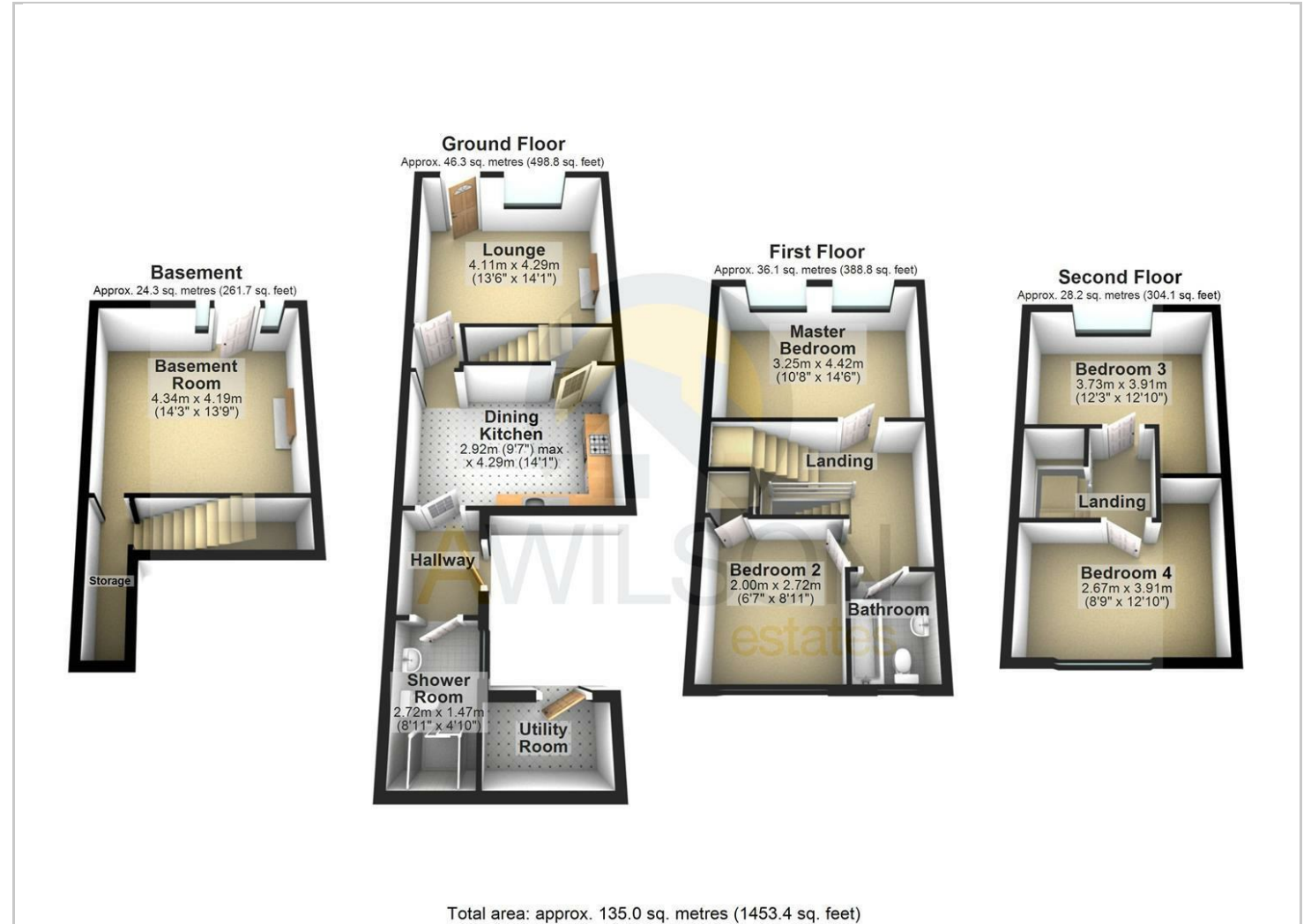
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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