



# 90 Mottram Road, Broadbottom, Hyde, SK14 6BB

A stone built end terraced house within popular Broadbottom, just up the road from the railway station and then only a 25 minute commute to Manchester city centre, offering living space arranged over three floors and including a detached garage and workshop. The property has been re roofed installed 6 years ago, with all exterior windows and doors replaced around 5 years ago.

Briefly comprising of an entrance vestibule, front lounge with fireplace, a fitted dining kitchen, rear porch and cellar. Upstairs there are two bedrooms and a modern bathroom with shower and there is also a useful attic conversion with a skylight window. Driveway leading to garage. Flagged rear garden with flower beds, large garden shed. Energy Rating

## £295,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Entrance Vestibule

Pvc double glazed front door & internal pine door leading through to

#### Lounge

13'6 x 11'9 (less vest)

Wood burning stove & fireplace

Door through to

#### Dining Kitchen

13'3 x 10'6 (max) plus stairs

Oak fronted kitchen units

Electric cooker with induction top with external filtered extractor

Plumbing for a washing machine & dishwasher

Turning stairs leading to the first floor

Door & steps leading down to the cellar

#### Storm Porch

Pvc external rear doors

#### Cellar

13'2 (max) x 5'11

Power & light

Worcester gas fired combination boiler & radiator

### FIRST FLOOR

#### Landing

Return stairs leading up to the attic

Doors leading off to

#### Bedroom One

13' 7 x 11'10

PVC double glazed front window & radiator

## Bedroom Two

7'7 x 7'4

Pvc double glazed rear window & radiator

## Bathroom

Three piece white suite

Corner bath with electric shower over, wash hand basin close coupled wc

Towel rail radiator & fan extractor

## SECOND FLOOR

### Attic Room

13'9 x 8'9 plus eaves and less stairs

Double glazed skylight window & radiator

Eaves storage

## OUTSIDE

### Detached Garage & Workshop

18'1 x 12'0 (less stairs) plus 13'0 x 11'3 (upstai

Spacious garage with up & over door. Pit for under car work, power & water.

First floor workshop/storage

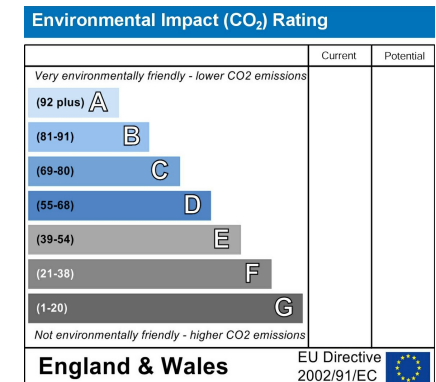
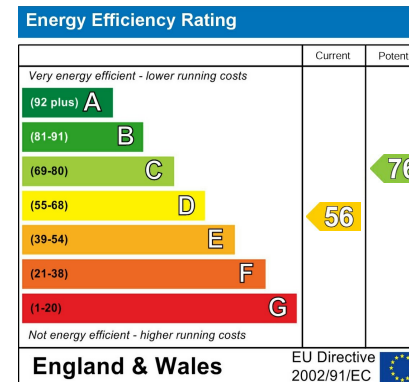
## Gardens

Driveway leading to the garage

Flagged rear garden with flower bed

Large garden shed

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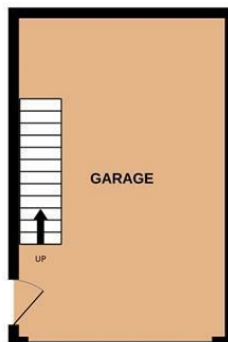
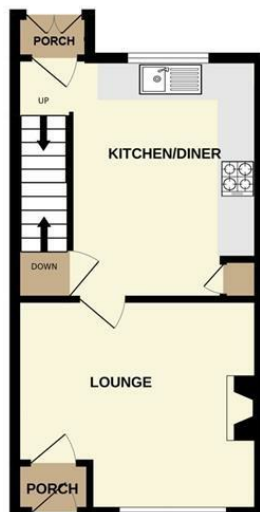




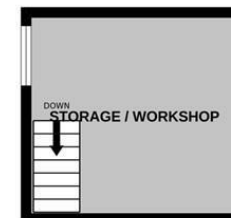
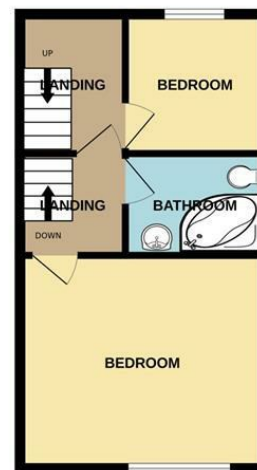
BASEMENT  
82 sq.ft. (7.6 sq.m.) approx.



GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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