3 Hill End Lane, Mottram

Freehold

Flexible living space with two sitting rooms • Modern kitchen with breakfast bar and integrated appliances • Open plan kitchen & dining room • French doors with garden access • Spacious landscaped garden • Downstairs wc • Off-road parking • Large garage • Gated second driveway for privacy • Views of open fields

JARDINE
ESTATES

A Country Welcome in Mottram

There is something rather lovely about a house that feels lived in and loved from the moment you step through the door. This detached three-bedroom home, close to the heart of Broadbottom village, has open countryside at the end of the lane and a railway close by for days in Manchester, so you can have the best of both worlds.

The bright entrance hall, with its carpeted stairs, sets an easy, welcoming tone. Beyond, two reception rooms are filled with light from generous windows, finished in warm timber and soft carpet. In the main sitting room, a fireplace is the natural place to gather on a winter evening, while in the rear sitting room, French doors open straight onto the garden, ready for the first warm day of spring.

The kitchen is where the day begins and ends. Sleek cabinetry and integrated appliances surround a generous island with bar seating, all beneath ample lighting and a skylight that lets the daylight pour in. Next door, the dining area, with its warm wooden floor, is made for Sunday lunches, birthday suppers and long, lingering evenings with friends.

Upstairs, three bedrooms have large windows framing peaceful views of the greenery beyond. Built-in wardrobes, upholstered headboards and accent walls give each room its own restful character. A dedicated study with built-in shelving and a large window makes working from home feel like a treat. The bathroom is fresh and bright, tiled in fresh white and a frosted window that lets in the light while keeping things private.

Outside, the garden is where the house truly comes into its own. A velvety lawn is framed by mature hedging and raised flower beds, a private, leafy space for children to play, for pottering, or for simply putting your feet up.

A broad patio invites you to eat outdoors, with the French doors close at hand. A handy lean too is used for wood storage and for those with green fingers maybe a potting shed? At the front, neat planting and established hedges give privacy and a warm welcome, with parking leading to the garage which is larger than a single, so storage for bikes and tools are easily accommodated. A gated entrance and further driveway solves the problem of having to move your partners car in the morning for work.

Village life here is full of character. The local pub sits at the heart of the community, alongside indoor bowling and a gym. Lymefield Garden Centre is a firm favourite for afternoon tea, a hearty lunch, a visit to the butcher's counter or deli, and, of course, a wander among the plants. Larger supermarkets are close by for the weekly shop, and there are schools for all ages, so it is easy to see why residents feel such affection for Broadbottom.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: C

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Modern kitchen with breakfast bar and integrated appliances

Open plan kitchen & dining room

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Downstairs wc

Off-road parking

Large garage

Gated second driveway for privacy

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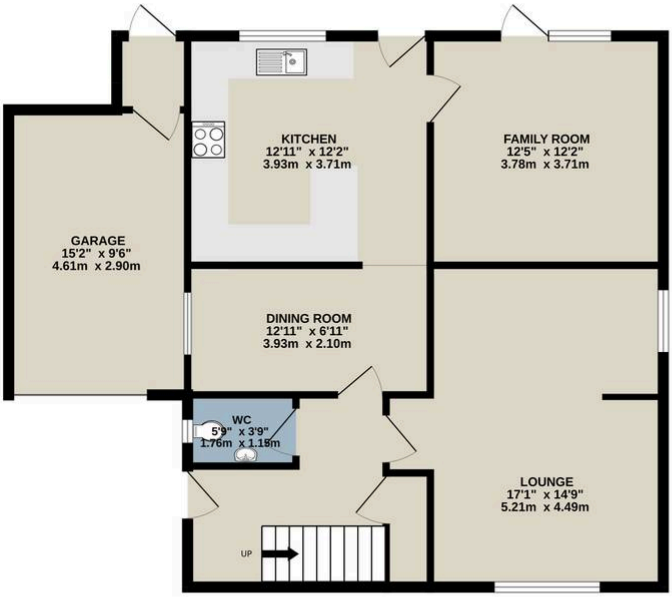
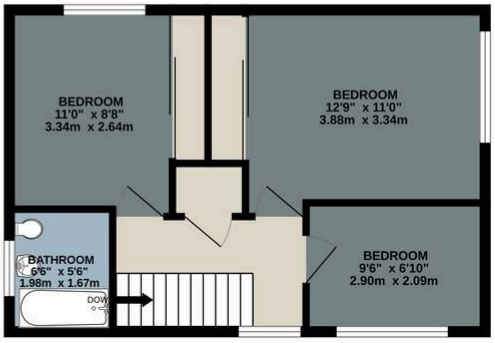
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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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