



# 40 Mottram Road, Broadbottom, Hyde, SK14 6BQ

Ready to walk-into and offered for sale with No Onward Chain, a well presented, mid terraced stone cottage of character in popular Broadbottom, just up the road from the railway station and then only half an hours train ride into Manchester city centre. The property, which is arranged over three floors, has a useful cellar and briefly comprises an entrance vestibule, front lounge, fitted dining kitchen with oven and hob, two first floor bedrooms, a bathroom with shower and converted attic space with skylights. Newly decked area and steps lead down to two further tiers all enjoying a wooded backdrop. Energy Rating D

## £235,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of lights turn left into Glossop Road, continue through Gamesley and into Charlesworth. In the centre turn right onto Long Lane, follow the road down the hill, cross over the bridge and into Broadbottom. Continue under the bridge along market Street up the hill along Mottram Road where the property can be found on the left hand side.

#### Entrance Vestibule

Pvc double glazed front door, door to:

#### Lounge

13'7 x 13'5 (less chimney breast & vest)

Pvc double glazed front window, central heating radiator, electric meter cupboard, two wall light points, gas living flame coal effect fire, conglomerate marble back and hearth, door through to:

#### Dining Kitchen

13'8 x 10'6

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric oven, work tops over with an inset single drainer stainless steel sink unit with mixer tap, gas hob and filter hood, matching wall

cupboards, Vaillant gas fired combination boiler and radiator, pvc double glazed rear window, door and stone steps down to the cellar, stairs to the first floor and pvc double glazed external rear door.

#### Cellar

10'10 x 6'11

Vaulted ceiling and central heating radiator

#### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom One

13'4 (max) x 13'4

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

13'9 x 8'1 (less stairs)

Pvc double glazed rear window and spindled stairs leading up to the attic room.

#### Bathroom

A white suite including a panelled bath with mixer tap, shower over, pedestal wash hand basin and close coupled wc, central heating radiator, cupboard with radiator.

#### SECOND FLOOR

### Attic Room

13'0 x 10'2 (purlin to purlin plus eaves)

Two double glazed Velux skylight windows and central heating radiator.

### OUTSIDE

#### Gardens

The property has a right of way immediately to the rear with space to park and then there is a newly decked area with steps down to two further tiers, all enjoying a wooded backdrop.

Our ref: Cms/cms/0913/24

#### Remedial Works Carried out

New Vaillant gas combination boiler installed including new gas pipework (from the meter at the front of the house to the boiler) which meets all the current gas regulations.

New radiators in the kitchen and lounge

New kitchen installed

Two new velux windows in the loft

Massive new decking area covering the rear garden including a new sub structure and new steps. This is over 3 tiers and meets the woodland at the rear of the house.

Redecorated throughout.

New whiterock wall cladding and shower in the bathroom

New contract carpets throughout with commercial underlay fitted

New front window

Ceilings and walls replastered

New light fittings

New alarm system installed

New commercial wood effect flooring in kitchen and lounge area

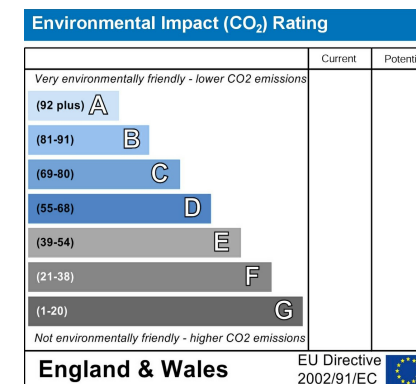
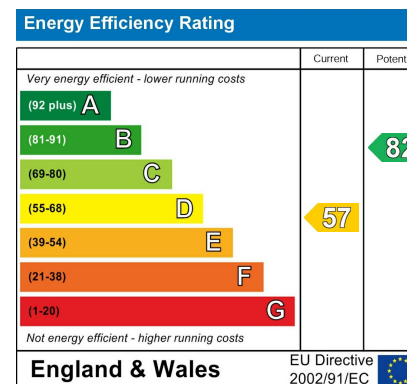
Parking is available a) car park across the road as you turn into the cricket club b) in front of house or c) at the end of the houses

Easy access for walks into the woodland at the rear of the house.

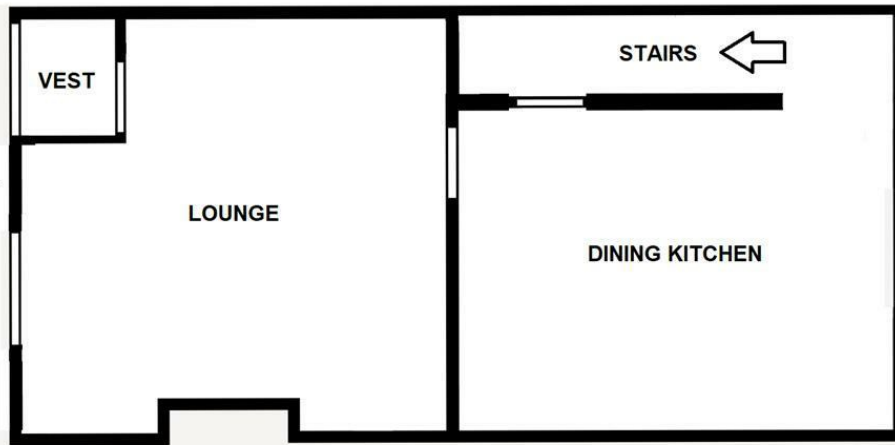
Broadbottom Station to Manchester and Glossop is a 5 minute walk.

#### Agents Notes - HMRC Directive

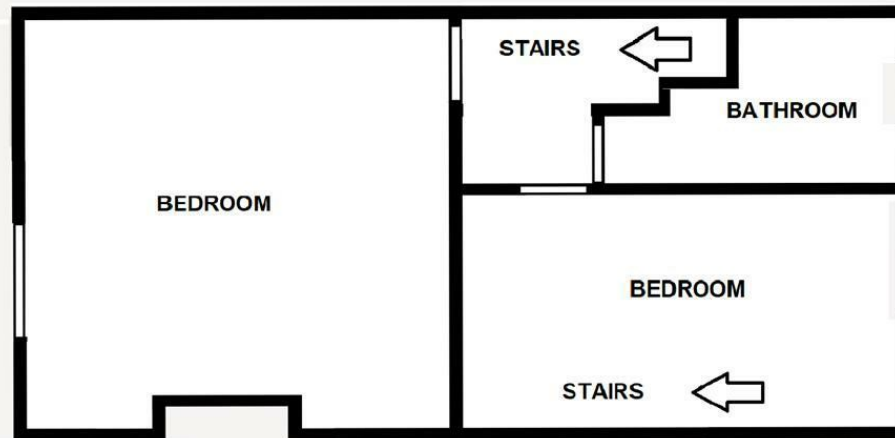
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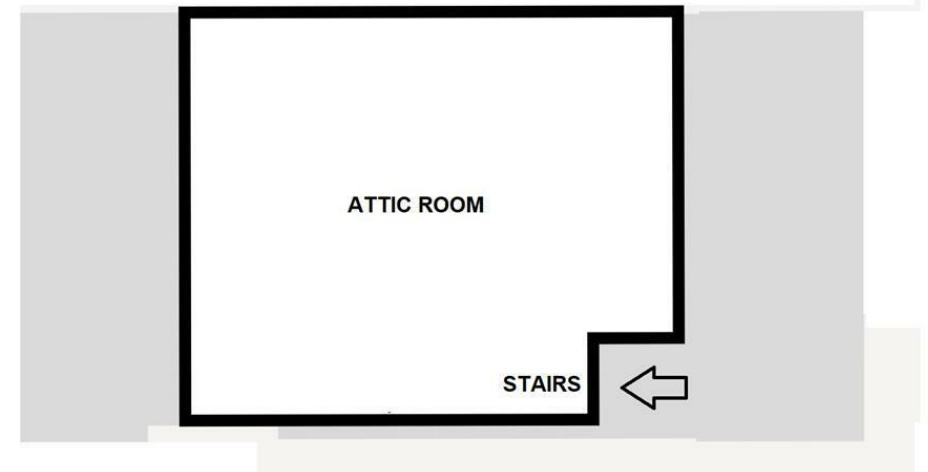




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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