



8 Temperance Street, Broadbottom

£235,000 Freehold

FREEHOLD • Quaint Stone Cottage • Broadbottom Village Location • Cosy Lounge with Multi Fuel Stove • Well Appointed Kitchen / Diner • Stunning Bathroom • Private Rear Courtyard Garden • Front Cottage Garden • Open Aspect with Countryside Views & Village Green • Close to Broadbottom Railway Station



FREEHOLD

Situated on the highly desirable Temperance Street in Broadbottom, this charming home combines traditional character with modern comforts, perfectly positioned to take advantage of stunning countryside views right on your doorstep.

The property offers a spacious lounge with far-reaching rural vistas, attractive paneling, feature stone fireplace with wood-burning stove, and generous natural light through a front-facing uPVC double-glazed window. The lounge flows seamlessly into a modern kitchen diner, which features a range of high and low-level units, solid oak work surfaces, integrated appliances, under-cupboard lighting, and patio doors leading out to the rear garden – perfect for entertaining or enjoying the peaceful surroundings.

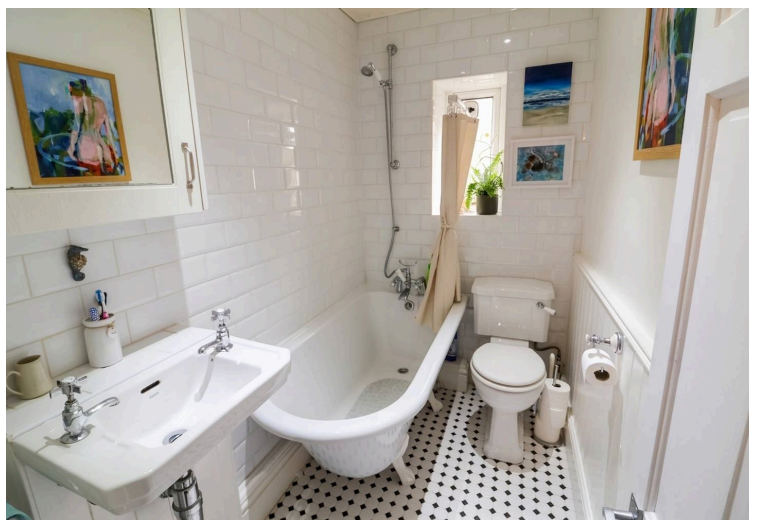
Upstairs, the main bedroom continues to benefit from the breathtaking countryside views, fitted wardrobes, and built-in storage, while the second bedroom includes convenient loft access with pull-down ladders. The family bathroom is beautifully appointed with a Victorian-style roll-top bath, handheld shower, attractive paneling, and heated towel rail, completing this stylish home.

Broadbottom is a thriving village offering excellent commuter links via Broadbottom Railway Station, providing convenient access to Manchester and the surrounding towns. The property is also close to local amenities including Lymefield Garden Centre and scenic walking routes, making it ideal for buyers seeking both convenience and a peaceful semi-rural lifestyle.

This lovely home would be perfect for the first time buyer or those looking to downsize.

Council Tax band: B

Tenure: Freehold



Lounge

13' 5" x 12' 2" (4.10m x 3.70m)

A spacious and welcoming lounge accessed via the entrance door, featuring a uPVC double glazed window to the front elevation with far-reaching countryside views. The room benefits from wall-mounted radiators, built-in storage cupboard, attractive wall paneling, picture rail, and ceiling light point. A stone fireplace with wooden surround houses a charming wood-burning stove, creating a focal point for the room. Internal doors lead to the kitchen diner.



Kitchen

13' 9" x 11' 10" (4.20m x 3.60m)

A generous and modern kitchen/diner fitted with a range of high and low-level units, complemented by solid oak work surfaces and splashback tiling. Features include under-cupboard lighting, ceramic sink with drainer and mixer tap, integrated full-size dishwasher, plumbing for automatic washing machine, space for a tall fridge/freezer, and an integrated electric oven with four-ring induction hob and overhead extractor. Ceiling spotlights, wall-mounted radiator, under-stairs storage cupboard, and uPVC patio doors provide access to the rear garden. Stairs rise to the first-floor accommodation.



Landing

Stairs lead from the ground floor to the first-floor landing, featuring ceiling light point and internal doors providing access to all first-floor rooms.

Main Bedroom

13' 5" x 11' 10" (4.10m x 3.60m)





Main Bedroom

13' 5" x 11' 10" (4.10m x 3.60m)

A generously proportioned double bedroom with a uPVC double glazed window to the front elevation enjoying far-reaching countryside views. The room features fitted wardrobes, built-in storage closet, wall-mounted radiator, and ceiling light point.

Bedroom Two

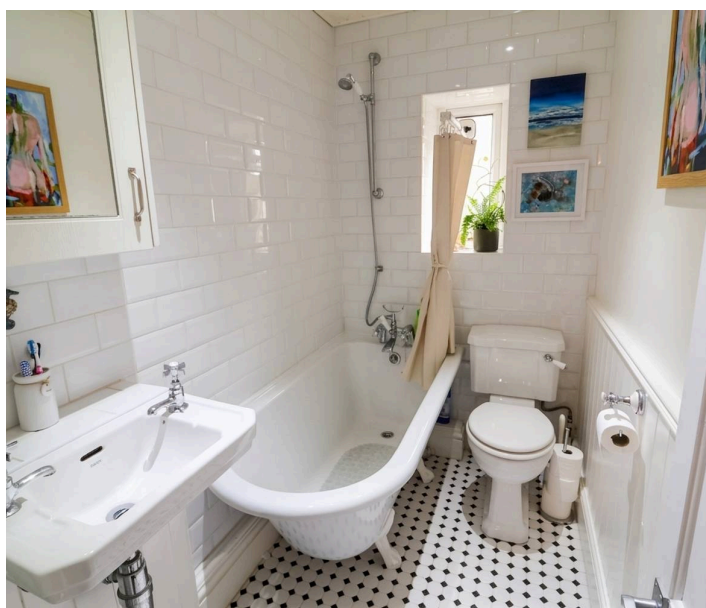
9' 2" x 7' 3" (2.80m x 2.20m)

A rear-facing bedroom with uPVC double glazed window overlooking the garden, wall-mounted radiator, ceiling light point, and a storage cupboard. This room also benefits from loft access via pull-down ladders.

Bathroom

6' 11" x 3' 11" (2.10m x 1.20m)

A beautifully appointed three-piece suite comprising low-level WC, roll-top bath with Victorian-style handheld shower, and a floor-mounted sink cabinet unit with mixer tap. Finished with attractive wall paneling, splashback tiling, ceiling spotlights, wall-mounted heated towel rail, extraction fan, and uPVC double glazed window to the rear elevation.





GARDEN

The property enjoys a lovely cottage garden to the front and a lovely courtyard style garden to the rear with gated access and storage shed.

You can include any text here. The text can be modified upon generating your brochure.