



jordanfishwick

86 BROADBOTTOM ROAD MOTTRAM SK14 6JA

£270,000

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A deceptively spacious, semi-detached family house, offering living space arranged over three floors and offered for sale with No Onward Chain. Briefly the property comprises an entrance hall, front lounge, a 17ft fitted dining kitchen with integrated appliances, three first floor bedrooms and a bathroom with shower. Continuing on the lower ground floor there is a useful family room or home office, a utility room and downstairs wc. Integral garage with remote controlled up and over door, driveway, front and rear gardens. Energy Rating C

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 and then Broadbottom Road where the property can be found on the left hand side.

Entrance Hall

Double glazed composite front door, central heating radiator, laminate wood flooring, stairs leading to the first floor and glazed door through to:

Lounge

14'5 x 12'4 (less vest)
Pvc double glazed front door, central heating radiator, laminate wood flooring, stairs leading to the lower ground floor and door to:

Dining Kitchen

17'5 x 9'8
A range of fitted kitchen units finished in white and including base cupboards and drawers, built-in Neff electric oven, integrated slimline dishwasher, work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards with pelmet lighting, two pvc double glazed rear windows and Glow Worm gas fired combination boiler and central heating radiator.

LOWER GROUND FLOOR

Family Room

17'7 x 8'7 (11'3 max)
Pvc double glazed patio doors, central heating radiator, double glazed composite external rear door, laminate wood flooring and doors to:

Utility Room

11'2 x 4'5
Pvc double glazed side window, central heating radiator and plumbing for an automatic washing machine.

Wc

A white close coupled wc and matching wash hand basin with mixer tap, central heating radiator.

FIRST FLOOR

Landing

Spindled balustrade, linen cupboard, access to the loft space and doors leading off to:

Bedroom One

10'11 x 10'4
Pvc double glazed front window and central heating radiator.

Bedroom Two

10'11 x 10'4
Pvc double glazed rear window and central heating radiator.

Bedroom Three

7'1 x 6'11 (8'0 max)
Pvc double glazed front window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap and Triton electric shower, shower screen, pedestal wash hand basin with mixer tap and close coupled wc, white towel radiator and pvc double glazed rear window.

OUTSIDE

Integral Garage

17'3 x 8'8
Electric remote controlled up and over door, power and light.

Gardens

The property has a front garden and enclosed rear garden with lawn and patio area.

Our ref: Cms/cms/0221/25

