



73 Lower Market Street, Broadbottom, Hyde, SK14 6AA

**** SEE OUR VIDEO TOUR **** A charming stone cottage of character, overlooking the village green and just a short walk from Broadbottom railway station which offers a 30 minute commute into Manchester city centre. The property which is set up from the road comprises of an enclosed front porch, lounge with multifuel burning stove, a spacious shaker style dining kitchen with appliances, two first floor bedrooms and a shower room. gas central heating, pvc double glazing and decked rear yard area with two garden sheds. Energy Rating

£199,950

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 onto Lower Market Street and into Broadbottom where the property can be found on the right hand side.

GROUND FLOOR

Enclosed Front Porch

Composite front door, pvc double glazed windows, tiled floor and glazed door to:

Lounge

11'11 (max) x 10'0

Pvc double glazed front window, central heating radiator, stone

fireplace with Morso multi-fuel burning stove, built-in cabinet and shelving, laminate wood flooring, electric meter cupboard and latch door through to:

Dining Kitchen

13'6 (less stairs) x 11'10

A range of shaker style kitchen units and drawers, plumbing for an automatic washing machine and dishwasher, fridge and freezer, electric oven, marble effect work tops over with an inset white single drainer sink unit and mixer tap, gas hob and filter hood, matching wall cupboards with pelmet lighting, central heating radiator, tiled floor, pvc double glazed rear window, open tread stairs leading to the first floor and pvc double glazed external stable type door.

FIRST FLOOR

Landing

Access to the loft space and latch doors to:

Bedroom One

11'11 x 9'8

Pvc double glazed front window and central heating radiator.

Bedroom Two

8'8 x 7'9 (less robes)

Used by the current owners as a dressing room with fitted wardrobes, boiler cupboard and central heating radiator, pvc double glazed rear window.

Shower Room

Shower cubicle with electric shower, pedestal wash hand basin and close coupled wc, white towel radiator and pvc double glazed rear window.

OUTSIDE

Decked Rear Yard

Two garden stores.

Our ref: Cms/cms/0409/25

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 





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