



# 255 Broadbottom Road, Mottram, Hyde, SK14 6HY

\*\* For sale by Modern Method of Auction; Starting Bid Price £180,000 plus Reservation Fee \*\*

Set up from the road, this detached true bungalow offers bags of potential for anyone looking for a project, standing in private gardens and offered for sale with No Onward Chain. Briefly the bungalow which would now benefit from some updating and refurbishment, comprises a front porch, entrance hall, an L-shaped living room and a kitchen at the rear, two double bedrooms, a bathroom and separate wc. Whilst the front garden is terraced with steps to the front door, there is easier access to the rear with off road parking accessed from Home Farm Avenue. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

## £180,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Auctioneers Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### **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 right hand side.

### **GROUND FLOOR**

#### **Enclosed Front Porch**

Pvc double glazed front door and aluminium framed double glazed sliding door leading through to:

#### **Entrance Hall**

Access to the loft space, cloaks cupboards housing the electric meter, skirting central heating radiator and doors leading off to;

#### **Living Room**

18'3 x 11'10 (max) plus 10'4 x 6'8

L-shaped with pvc double glazed front and side windows, skirting central heating radiators, gas coal effect fire and Marble fireplace, pvc double glazed patio doors leading out to the rear garden, door to;

## Kitchen

11'2 x 9'9

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink with mixer tap, electric cooker point, matching wall cupboards, central heating radiator, pvc double glazed rear and side windows, pvc double glazed external rear door.

## Bedroom One

12'1 x 11'9 (max less robes)

Pvc double glazed front window, skirting central heating radiator, built-in wardrobes and cupboards.

## Bedroom Two

11'10" x 9'10

Pvc double glazed rear window and skirting central heating radiator.

## Bathroom

A white panelled bath with mixer tap and Triton electric shower over, pedestal wash hand basin, central heating radiator and pvc double glazed rear window.

## Wc

Low level wc and pvc double glazed rear window.

## OUTSIDE

### Gardens

The bungalow has a terraced front garden with steps leading up to the front door, there is a private, Easterly facing rear garden with two gardens sheds and off road parking space.

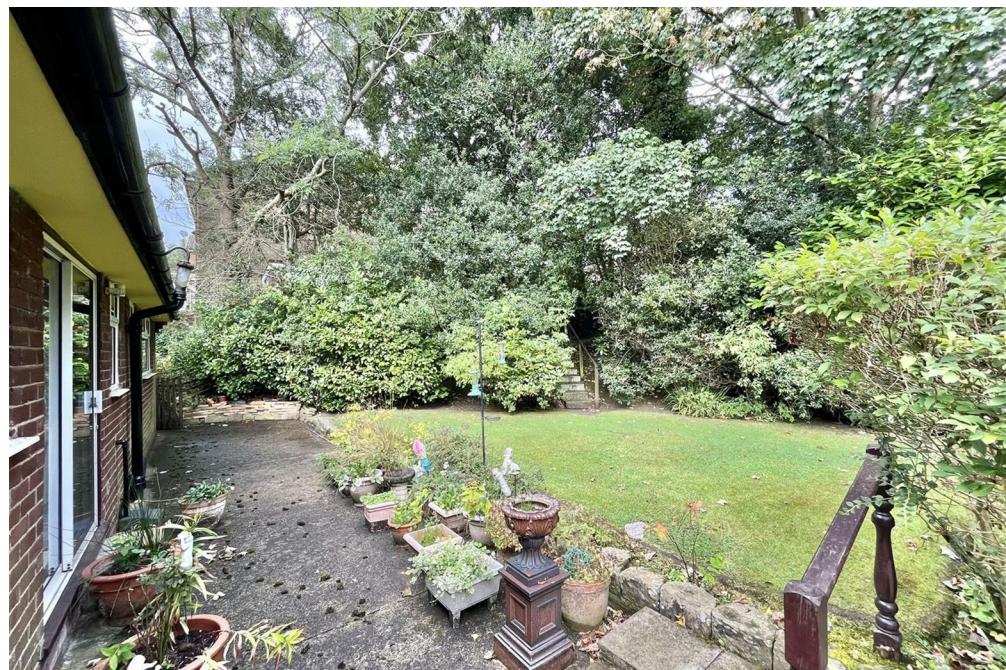
Our ref: Cms/cms/0822/24

### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



## GROUND FLOOR



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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