



Jordan fishwick

10 MOSS LANE BROADBOTTOM HYDE SK14 6BD
Guide Price £265,000

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** SEE OUR VIDEO TOUR ** Enjoying an open forward aspect and country views, a stone built mid terraced cottage of character, just up the road from Broadbottom railway station which offers a 30 minute commute into Manchester city centre. Briefly comprising an entrance vestibule, front lounge with wood burning stove, dining kitchen with oven and hob, two first floor bedrooms, bathroom and spacious attic room with skylight window. The property has a raised frontage and enclosed split-level rear garden. 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 traffic lights turn left into Glossop Road, continue through Gamesley and on into Charlesworth. In the centre turn right onto Long Lane, continue down the hill, over the bridge and up Lower Market Street into Broadbottom. The road changes into Market Street and then into Mottram Road. Moss lane is the first left hand turning past the railway station. The property can be found on the right hand side identified by our Jordan Fishwick for sale board.

GROUND FLOOR

Vestibule

Double glazed composite front door, electric meter and glazed door leading through to:

Lounge

14'1" x 13'6" (less chimney breast & vest)
Pvc double glazed front window, central heating radiator, Morso wood burning stove, fitted shelving, door through to:

Dining Kitchen

13'6" x 12'6" (less stairs)

A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, plumbing for an automatic washing machine, oiled Iroko wood tops over with Belfast sink and mixer tap, Neff five ring gas hob and electric steam oven, glazed wall cupboards and filter hood, Worcester gas fired combination with Nest smart thermostat, turning spindled stairs leading to the first floor and understairs cupboard, tiled floor and underfloor heating, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Return stairs leading to the attic, pvc double glazed rear window and doors leading off to:

Bedroom One

14'1" x 13'7" (less chimney breast)
Pvc double glazed front window, central heating radiator and feature cast iron fireplace.

Bedroom Two

8'3" x 5'10"
Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled shower bath with mixer tap, shower over with rainfall shower head, shower screen, pedestal wash hand basin with mixer tap and close coupled wc, Travertine flooring, chrome finish towel radiator.

SECOND FLOOR

Attic

18'3" x 13'11" (max) 11'1" (min)
Velux double glazed skylight window, eaves storage, central heating radiator and exposed stone wall.

Gardens

The property has a raised frontage and a split level rear garden with raised patio area.

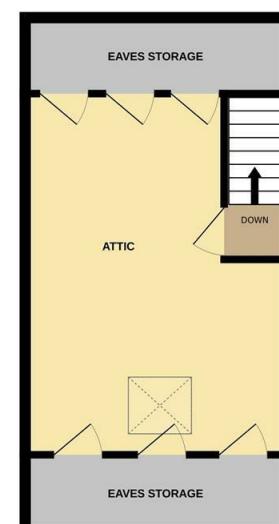
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GROUND FLOOR

1ST FLOOR

2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
<small>EU Directive 2002/91/EC</small>		
England & Wales		