

3 Summerbottom, Broadbottom, Via Hyde, SK14 6BP



- FREEHOLD
- Semi-Rural Location
- Three Bedrooms
- Immaculately Presented
- High Quality Fixtures & Fittings

- Wood Burning Stove
- Landscaped Front Garden
- Stunning Countryside Views
- 2 x Parking Spaces
- Walking Distance to Railway

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LOUNGE

14' 1" x 13' 2" (4.29m x 4.01m) A lovely inviting and cosy room semi open plan with the kitchen. Multi fuel burning stove, window and external door to the front elevation, stairs to the first floor with recess lighting. Wall mounted radiator, ceiling spot lights.



KITCHEN

11' 1" x 6' 3" (3.38m x 1.91m) A range of fitted kitchen units with contrasting work surfaces and splash back tiling. Integrated electric oven and four ring hob with over hob extractor fan. Plumbing for washing machine, space for condensing dryer, Integrated dishwasher, exposed stone wall, window and stable door to the rear elevation, ceiling spot lights, wall mounted vertical radiator, sink and drainer unit opening to lounge.



FIRST FLOOR LANDING

Stairs from the ground floor to the first floor accommodation, attractive exposed stone wall, ceiling spotlights, vertical wall mounted radiator, internal doors to secondary Lounge/Bedroom Two and Bathroom



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BEDROOM TWO

14' 9" x 11' 1" (4.5m x 3.38m) A versatile room currently used as secondary lounge and would also be Bedroom Two. Double glazed window to the rear elevation enjoying spectacular far reaching countryside views. Feature exposed stone wall and recess display with lighting, stairs to the second floor accommodation, ceiling spotlights and 2 x wall mounted radiators.

BATHROOM

A four piece suite comprising; low-level w/c, freestanding bath tub, shower cubicle, cabinet unit with mixer tap, splashback tiling, timber double glazed window to the rear elevation, extractor fan, ceiling spotlights, wall mounted heated towel rail.

BEDROOM THREE

14' 9" x 11' 1" (4.5m x 3.38m) Double glazed window to the rear elevation with garden and woodland aspect, storage cupboard housing boiler, ceiling spotlights wall mounted radiator, internal door to main bedroom



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MAIN BEDROOM

14' 4" x 13' 1" (4.37m x 3.99m) A very generous double bedroom with two double glazed windows to the front elevation with stunning woodland aspect, ceiling spotlights, two wall mounted radiators, loft access point, built-in wardrobe and internal door to w/c.

W/C

7' 1" x 2' 6" (2.16m x 0.76m) A two piece suite comprising of low-level w/c, sink unit, mounted radiator, extractor fan and ceiling spotlights

EXTERNAL

FRONT - A charming and spacious low maintenance front cottage garden which has been landscaped to create the perfect entertaining space enjoying the immediate woodland countryside and views with patio areas and shed.

REAR - A small, terraced garden.

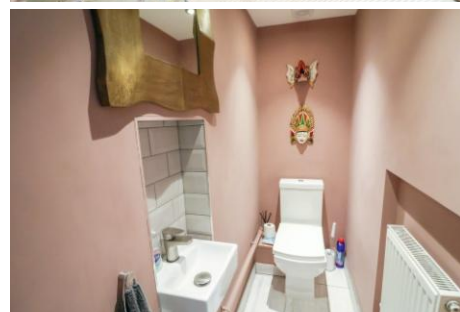
PARKING - 2 x off road parking spaces

DISCLAIMER

Tenure - Freehold

Council Tax Band - B

EPC Rate - D



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FREEHOLD * TRANQUIL AND RURAL LOCATION

Stepping Stones are delighted to offer for sale this unique historic and characterful three storey 18th-century weavers cottage.

This lovely home is tucked away within idyllic countryside surroundings with Etherow Valley on the doorstep and conveniently placed, just a short walk away from Broadbottom Railway Station, local pubs and amenities.

The internal accommodation has been modified to suit the current vendors lifestyle. The original three bedrooms have been adapted to create a wonderful open plan feel and can easily be re-instated. The internal accommodation in brief comprises; Semi open plan Snug/Dining/Kitchen with wood burning stove to the ground floor, Bedroom 2/Secondary Lounge and Bathroom to the first floor and Bedroom 3/Office and Main bedroom with w/c to the second floor.

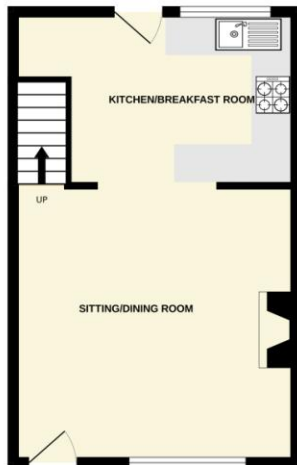
The décor throughout is Farrow and Ball paintwork and all fixtures, fittings and finishes have been completed to the highest standards with oak banister rails and the property is complete with Ethernet Access Points in each room.

Externally there is a spacious and landscaped front cottage garden with patio areas enjoying the immediate woodland aspect and off road parking for two vehicles.

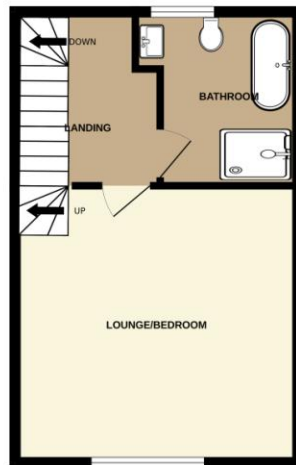
This is an ideal home for a single person or couple wanting a semi rural property but with excellent links to Manchester City Centre and would equally make the perfect



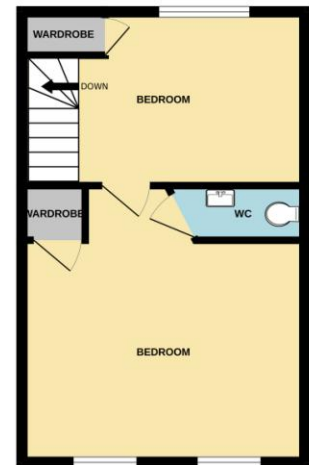
GROUND FLOOR



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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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.