

**43 Market Street, Broadbottom, Via Hyde, SK14 6AX**



- FREEHOLD
- Stone Cottage
- Four DOUBLE Bedrooms
- Spacious Lounge
- Dining Room
- Utility Room & Ground Floor w/c
- Cellar with Power & Lighting
- Country style garden with Pond & Boiler Storage Room
- Sought after location.
- Walking distance to Train Station

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***

Stepping Stones are delighted to offer for sale this charming Stone Cottage situated in the breath-taking countryside, close to the Etherow Trail and within walking distance to Broadbottom Train Station.

The desirable and much sought-after area of Broadbottom Village offers a doorstep to the open countryside, local schools, Lymefield Garden Centre, café and farm shop, local country pubs and railway station with a direct rail link into Manchester City Centre.

This characterful cottage is beautifully decorated and presented throughout, offering extremely generous internal accommodation which in brief comprises; Entrance Porch, Spacious Lounge, Dining Room, Kitchen/Breakfast, Utility Room with Ground Floor w/c to the ground floor. The lower ground floor is a useful and dry cellar with power and lighting ideal for a workshop or home office. To the first floor are Four DOUBLE Bedrooms and a Family Bathroom.

Externally there is a paved area to the front with off road parking for two vehicles and to the rear there is a lower patio with access to the boiler shed ideal for garden tool storage and iron steps providing access to a well-stocked and mature tiered cottage style garden with pond.

This is a wonderful home for a medium to large family or commuters to Manchester city centre.



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## PORCH

5' 5" x 4' 3" (1.65m x 1.3m) Beautiful timber and glazed door to porch, uPVC double glazed window to the front elevation, ceiling light point, panelling, tiled floor and timber glazed door to lounge.

## LOUNGE

20' 0" x 15' 0" (6.1m x 4.57m) A generous size lounge with uPVC double glazed window to the front elevation, two ceiling light points, TV aerial point, understairs storage cupboard, internal doors to the ground floor accommodation, meter point cupboard stairs to the first floor.

## KITCHEN/DINER

14' 4" x 11' 2" (4.37m x 3.4m) A kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and five ring gas hob with overhead extractor fan, space for tall fridge and freezer, plumbing for washing, full-size dishwasher, stable gate timber glazed door to the rear elevation, wall mounted radiator, ceiling light points door to cellar.

## DINING ROOM

11' 3" x 10' 0" (3.43m x 3.05m) A further generous reception room with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, two wall light points.

## UTILITY ROOM

8' 4" x 8' 3" (2.54m x 2.51m) Spacious ground floor WC and utility room with sink and cabinet units, low-level WC, worksurface with space and plumbing for undercounter washing machine and condensing dryer, fan ceiling light point, heated towel rail.

## LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation.



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## AIN BEDROOM

15' 6" x 11' 7" (4.72m x 3.53m) A generous double bedroom with 2 x uPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, large storage cupboard.



## BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.74m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, exposed stone wall.



## BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m) A small double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



## BEDROOM FOUR

11' 0" x 9' 0" (3.35m x 2.74m) uPVC double glazed window to the rear elevation, ceiling light and wall mounted radiator.



## BATHROOM

7' 7" x 6' 0" (2.31m x 1.83m) A three-piece suite comprising low-level WC, pedestal sink unit, bath with over bath shower, splashback tiling, uPVC double glazed window to the side elevation, wall mounted chrome heated towel rail, and ceiling light point.



## CELLAR

14' 2" x 14' 1" (4.32m x 4.29m) Light points and three double power points.



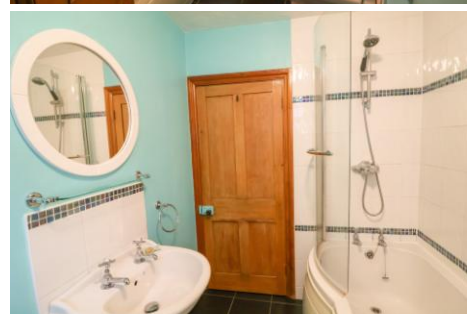
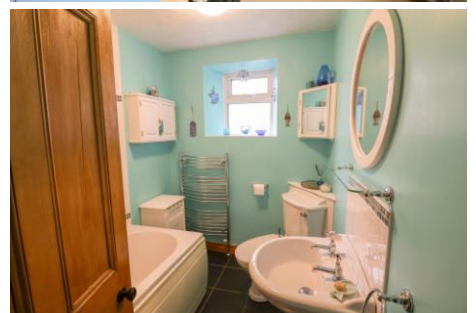
## EXTERNALLY

Externally there is a paved area to the front with off road parking for two vehicles and to the rear there is a lower patio with access to the boiler shed ideal for garden tool storage and iron steps providing access to a well-stocked and mature tiered cottage style garden with pond.

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## DISCLAIMER

Tenure - Freehold  
Council Tax Band - C  
EPC Rate - D



BASEMENT

GROUND 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.

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