

**255 Broadbottom Road, Mottram, Via Hyde, SK14 6HY**



- FREEHOLD & NO VENDOR CHAIN
- True Detached Bungalow
- Entrance Hallway & Porch
- Two DOUBLE Bedrooms
- Lounge/Diner
- Elevated Position
- Countryside Views
- Mature Country Style Garden
- Close Proximity to Train Station
- Off Road Parking

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

## MAIN DESCRIPTION

**\*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\***

Stepping Stones are delighted to offer for sale this Detached True Bungalow situated in an elevated position enjoying breath-taking countryside views and within close proximity to the Etherow Trail and Broadbottom Train Station.

Mottram is a small village bordering Broadbottom and Hollingworth and is situated within easy access to local transport links and the M60 motorway networks.

The property occupies a generous plot with beautiful private and mature gardens with the added advantage of off-road parking to the rear. Internally in need of some updating and in brief the internal accommodation comprises; Entrance Porch, Entrance Hallway, Bathroom, and separate w/c, Two DOUBLE Bedrooms, Lounge/Diner and Kitchen.

Externally there is a mature front garden with side access to a beautifully manicured rear private garden with patio and lawn areas, shed and steps to the rear parking area.

The property could be extended up creating a Dorma bungalow or to the rear.



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

## ENTRANCE PORCH

7' 1" x 2' 0" (2.16m x 0.61m) uPVC double glazed sliding door to porch with uPVC double glazed sliding door through to the hallway, wall light point.

## ENTRANCE HALL

A generous hallway with fitted cloak cupboards and meter point, loft access points, internal doors to the accommodation, ceiling light point.

## LOUNGE DINER

22' 2" x 18' 3" (6.76m x 5.56m) L-shaped lounge diner with large windows to the front and side elevation, coal effect fire, TV aerial points, ceiling light point, wraparound to dining room with patio doors providing access to the rear garden, ceiling light points, internal door through to kitchen.

## KITCHEN

11' 1" x 10' 5" (3.38m x 3.18m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, loft access points, uPVC double glazed window to the side and rear elevations.

## MAIN BEDROOM

12' 0" x 11' 8" (3.66m x 3.56m) A generous double bedroom with uPVC double glazed window to the front and side elevation, ceiling light point.

## BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m) A further double bedroom where uPVC double glazed window to the side elevation, ceiling light point.



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

## BATHROOM

5' 8" x 5' 0" (1.73m x 1.52m) A two-piece suite comprising bath with over bath shower, pedestal sink unit, window to the rear elevation, splashback tiling, wall mounted radiator.

## WC

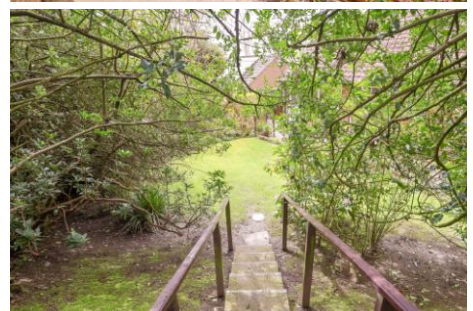
6' 0" x 2' 6" (1.83m x 0.76m) Separate WC with window to the rear elevation, low-level WC, light point.

## EXTERNALLY

Externally there is a mature front garden with side access to a beautifully manicured rear private garden with patio and lawn areas, shed and steps to the rear parking area.

## DISCLAIMER

Tenure Freehold  
Council Tax Band - D  
EPC Rate - Awaiting



**255 Broadbottom Road, Mottram, Via Hyde, SK14 6HY**

---



## 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.  
Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

### 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.