

Market Street, Broadley, OL12 8RU

Offers Over £150,000

A TRULY STUNNING RESIDENCE IN BROADLEY, WHITWORTH

Occupying an enviable position on Market Street in the charming and highly sought-after town of Whitworth, this EXCEPTIONALLY RENOVATED BACK-TO-BACK HOME offers an outstanding blend of CONTEMPORARY LUXURY, CHARACTER AND BREATHTAKING NATURAL SURROUNDINGS.

From the moment you step inside, you are welcomed by a SPECTACULAR OPEN-PLAN LIVING SPACE, thoughtfully designed to create a seamless flow between the ELEGANT RECEPTION AREA and the STYLISH MODERN KITCHEN. This impressive layout provides the perfect setting for both SOPHISTICATED ENTERTAINING and RELAXED EVERYDAY LIVING.

The property has been METICULOUSLY RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD, with QUALITY FINISHES and ATTENTION TO DETAIL evident throughout. The STRIKING SPLIT-LEVEL DESIGN adds both architectural interest and a wonderful sense of SPACE, LIGHT and CHARACTER, creating a home that feels both unique and luxurious.

One of the most captivating features of this remarkable home is the TRULY BREATHTAKING REAR ASPECT, offering STUNNING FAR-REACHING VIEWS OVER HEALEY DELL NATURE RESERVE. Whether enjoying a peaceful morning coffee or relaxing in the evening, the scenery provides a SERENE AND PICTURESQUE BACKDROP to daily life. The small garden also features

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  C

- Recently Renovated Cottage
- Two Bedrooms
- Open Plan Living Kitchen
- Attic Room & Cellar
- Three Piece Bathroom
- Enviably Views
- On Street Parking
- Freehold
- Council Tax Band A
- EPC Rating C

Ground Floor

Open Plan Living Kitchen

19'5" x 14'9" (5.92m x 4.50m)

Lower Ground Floor

14'4" x 4'9" (4.37m x 1.45m)

First Floor

Landing

9'4" x 4'9" (2.84m x 1.45m)

Bedroom One

12'1" x 9'6" (3.68m x 2.90m)

Bedroom Two

10'6" x 6'5" (3.20m x 1.96m)

Bathroom

9'2" x 4'9" (2.79m x 1.45m)

Second Floor

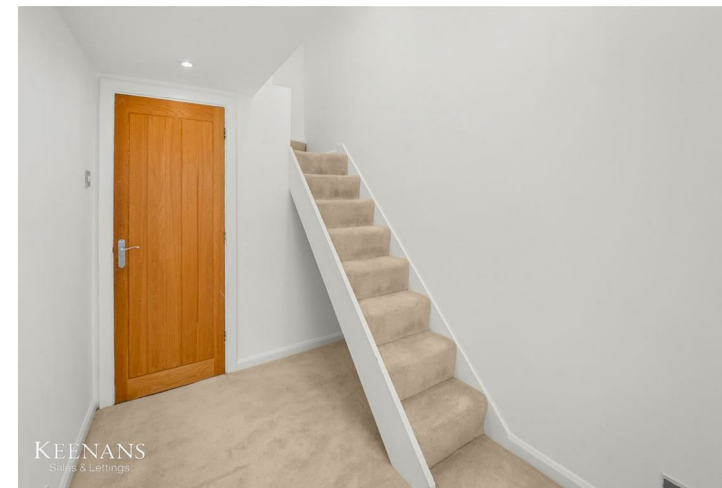
Attic Room

9'7" x 9'2" (2.92m x 2.79m)

External

Store

10' x 5'11" (3.05m x 1.80m)



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