DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com









Mottram Road, Broadbottom, Hyde, SK14 6BB

Dawsons are pleased to offer for sale this charming split level apartment in the sought after Harewood Lodge Development, on Mottram Road in Broadbottom, The property is situated in a picturesque area, surrounded by the natural beauty of the countryside while still being within easy reach of local amenities and transport links.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout. The living areas are bright and airy, filled with natural light from the large windows. The kitchen is designed with functionality in mind, offering plenty of storage and workspace for culinary enthusiasts. It is the ideal setting for preparing meals and enjoying casual dining. The bedrooms are generously sized, while the bathrooms are modern and well-appointed, ensuring comfort and convenience.

Outside, the property features lovely communal gardens, The surrounding area is known for its friendly community and offers a range of local shops, schools, and recreational facilities, making it an excellent choice for families and professionals alike.

In summary, this house on Mottram Road presents a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. With its appealing features and proximity to both nature and urban conveniences, it is a property that should not be missed.

Offers Over £420,000

Mottram Road, Broadbottom, Hyde, SK14 6BB

- Grade II Listed Building
- Immaculately Presented Throughout
- Internal Viewing Highly Recommended
- Underfloor Heating
- Commuter Access
- Duplex Apartment
- Long Range Views To The Front

Communal Hallway
Wood entrance door to the front, feature vaulted ceiling, sweeping stone staircase to upper apartments with feature picture window, tiled floor, entrance door to left leading to the apartment.

GROUND FLOOR

Entrance Hall
Sash double glazed window, wood effect flooring, inset ceiling downlights, oak and glass staircase leading to the lower ground floor, doors leading to master bedroom and en-suite.

Reception Room
19'0" x 15'8" (5.8 x 4.8)
Three sash double glazed windows with plantation shutters, feature cornice and ceiling rose, feature fireplace and surround with Living Flame gas fire, central heating radiator.

Bedroom One
12'5" x 13'5" (3.8 x 4.1)
Two sash double glazed windows, fitted wardrobes office space/dressing area, two central heating radiators, sliding louvre doors to:

Dressing RoomEn Suite
7'6" x 6'10" (2.3 x 2.1)
Fitted with a three piece suite comprising bath with rainfall shower over, vanity wash hand basin, tiled walls, inset ceiling downlights.

Bedroom Two
11'9" x 11'1" (3.6 x 3.4)
Two sash double glazed windows with plantation blinds, central heating radiator, access to loft space.

Shower Room
4'7" x 6'6" (1.4 x 2)
Three piece suite comprising walk in shower, wash hand basin and low level WC, tiled walls, tiled floor.

Laundry Room
3'11" x 4'7" (1.2 x 1.4)
Fitted with a base unit with worksurface over, inset sink and mixer tap, ceiling mounted drying rack, plumbing for washing machine, space for dryer, wall mounted boiler.

LOWER GROUND FLOOR

Kitchen/Dining Room
14'9" x 21'11" (4.5 x 6.7)
Fitted with a contemporary Siematic kitchen comprising of white gloss base and full height storage units, matching breakfast bar housing induction hob with flush ceiling extractor incorporated into ceiling with inset ceiling lights, built in double oven, integrated fridge/freezer, fitted worksurfaces, inset sink and drainer with boiling water tap, wood flooring, under floor heating, uPVC double glazed windows, stairs leading up to the ground floor, door to:

Communal Cellar / Storage Area
Storage.

Externally
Property is set within well maintained communal gardens, Ample parking, Cobbled courtyard to the rear and privately owned land leading up to the property.

FREEHOLD/CHARGES
This property is a freehold, however there is a service charge which includes the buildings insurance and cleaning the windows and garden maintenance .
The monthly payments are £185 and the residence have a chance to vote on what the money is spent on.
The new owner will be a director of Harewood Lodge Management Company.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions











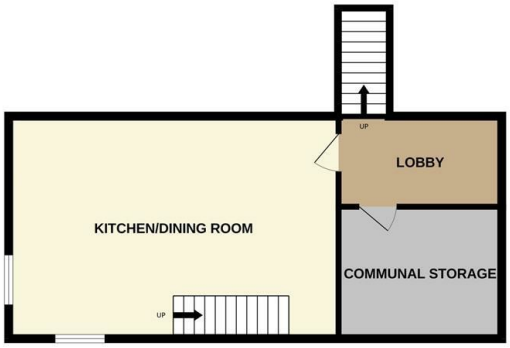






Floor Plan

GROUND FLOOR



1ST 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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