



## 18 Broadbottom Road, Mottram

£199,950

2 1

A well-presented stone-built mid-terraced Cottage, situated in the heart of Mottram. In brief, the accommodation comprises of Lounge, Kitchen/Breakfast Room and Garden Room. On the first floor is the Master Bedroom, a second Bedroom and a Shower Room. Enclosed Cottage garden to the rear.

- Character Stone Cottage
- Two Good Sized Bedrooms
- Two Reception Rooms
- Rear Garden
- Tastefully Decorated
- Close to Transport Networks

# COUNTRY HOLMES




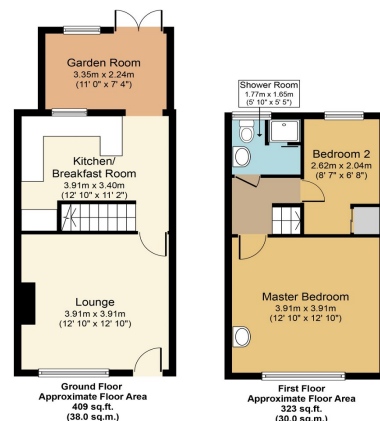
Floor Area: sq. ft.

Tenure: Not given

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction or other legal purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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