

£215,000  
Freehold



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### Features

- A well presented three bedroom end town house
- Sold with no onward chain
- Set close to open countryside and catchment areas for local schools
- Entrance hallway & Spacious lounge
- Fitted dining kitchen
- Situated on a very popular position in Summerseat
- Fully double glazed and electric heating
- Three piece white bathroom suite
- Concrete driveway for off road parking to the front
- EPC Rating - E
- Conservatory extension
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* DRIVEWAY \*\* GREAT VILLAGE LOCATION \*\*** This three bedroom end town house is superbly positioned within a picturesque conservation area that surrounds Summerseat Village minutes from the motorway, well regarded schools, shops and country walks. The deceptively spacious accommodation has a traditional layout and comes with the usual benefits of UPVC double glazed windows and doors and electric heating. The property briefly comprises: an entrance hallway, lounge, dining kitchen, conservatory, first floor landing, two double bedrooms, single bedroom and a family bathroom. To the outside there is a driveway providing off road parking and good sized front and rear gardens with shed. The property is not overlooked from the front or rear, in fact has a pleasant outlook. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

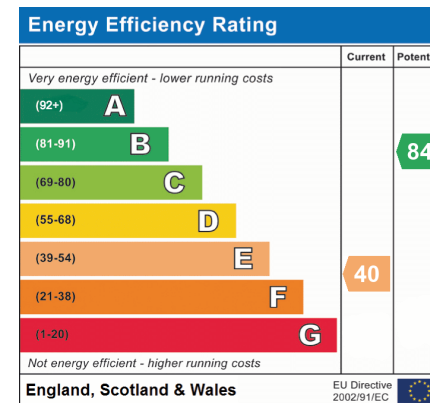
Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: High

Broadband availability

Superfast: Download: 35Mbps Upload: 6Mbps

Mobile Coverage: EE - Medium, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, UPVC double glazed side window, laminate flooring and ceiling point.

#### Lounge

UPVC double glazed front window, electric wall heaters, TV point, laminate flooring, ceiling coving, ceiling point and stairs leading to the first floor floor landing.

#### Dining Kitchen

A range of wall and base units with complimentary worksurface, one a half bowl sink unit with drainer, part tiled walls, electric wall heater, laminate flooring, plumbed for washing machine, ceiling point, space under the stairs, UPVC double glazed rear window and UPVC double glazed sliding patio doors.

#### Conservatory

UPVC double glazed French patio doors and windows, laminate flooring.

### First Floor

#### Landing

Storage cupboard housing the water tank and ceiling point.

#### Bedroom One

UPVC double glazed front window, electric wall heater, fitted wardrobes and ceiling point.

#### Bedroom Two

UPVC double glazed rear window and ceiling point.

#### Bedroom Three

Double glazed front window and ceiling point.

#### Family Bathroom

Three-piece white suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, part tiled walls ceiling point and UPVC double glazed rear window.

### Outside

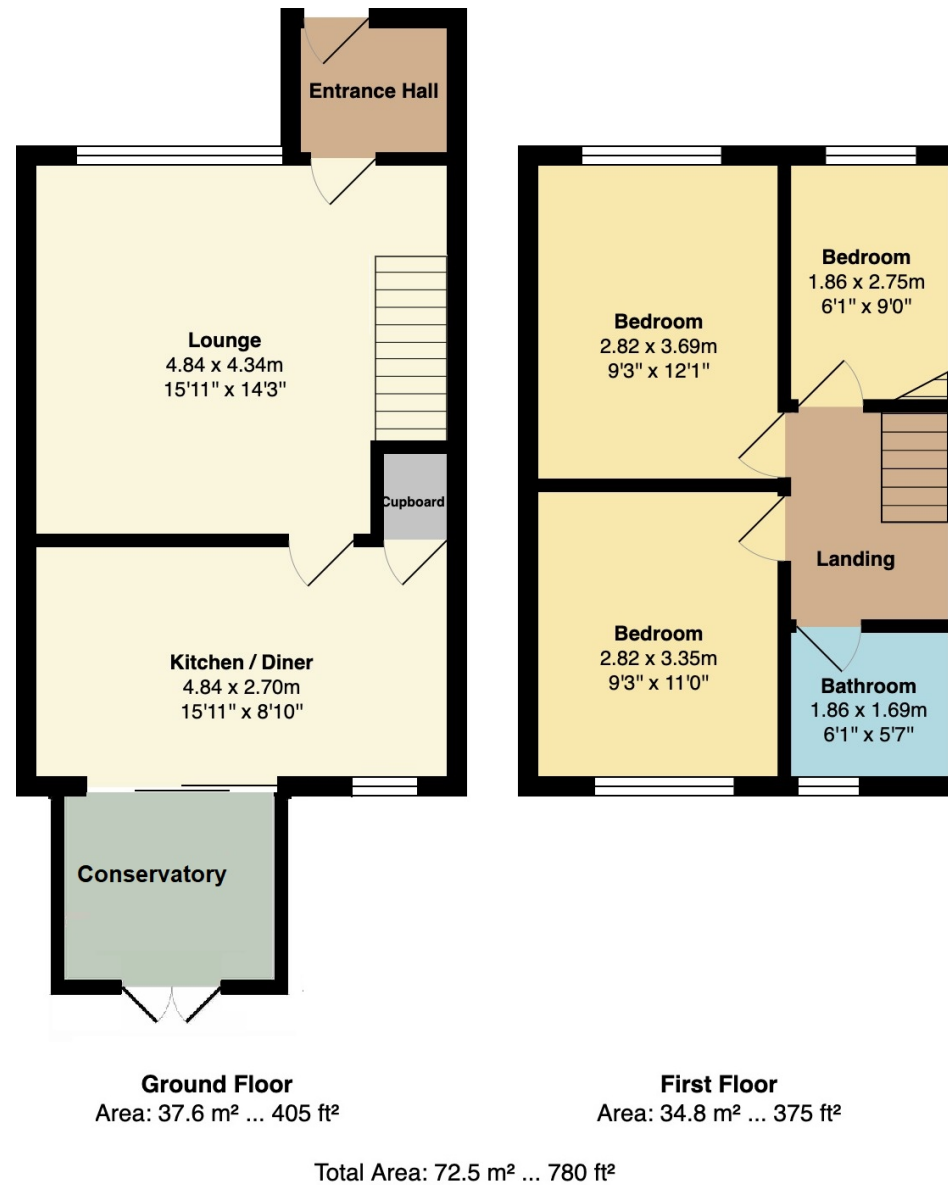
#### Gardens & Parking

Front: Concrete driveway for off road parking, well established borders and shrubs.

Rear: A flagged patio area, borders and shrubs, wooden shed, fence panel surround and outside water tap.



# Floorplan



## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.