

£250,000  
Leasehold







### Features

- Available Immediately
- Three Storey Victorian End Terrace
- Three Double Bedrooms
- Sought After Location
- Spacious Open Plan Lounge and Dining room
- Three Piece Family Bathroom
- Gas central heated & Double glazed windows
- Located in the heart of Summerseat Village
- Entrance Hallway
- Viewing Highly Recommended and Strictly by Appointment Only

### Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* SUBSTANTIAL PERIOD PROPERTY \*\* THREE DOUBLE BEDROOMS \*\* THREE STOREY LIVING \*\* MUST SEE! \*\*** Queens Place, Summerseat is an extremely spacious and extended Victorian end terrace, three bedroom three storey period terrace, located in this highly regarded village setting within a short drive of both town centre facilities and the motorway network. The house blends character with a contemporary finish, is warmed by gas fired central heating and is double glazed. The interior comprises; entrance hall, lounge open plan to dining room, spacious dining/kitchen room, first floor two double bedrooms and a three piece bathroom suite, second floor large bedroom. Outside there is a garden forecourt and a flagged rear yard with street parking. Viewing highly recommended via our Ramsbottom office.

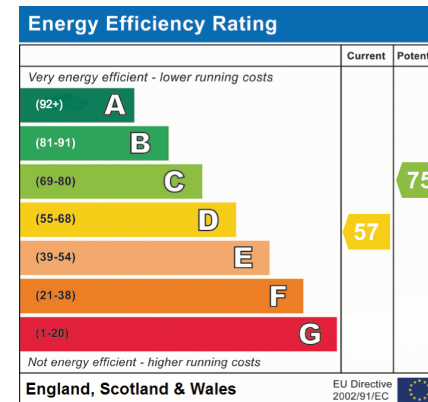
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage EE - Limited, Vodafone - Limited, Three - Limited, O2 - Limited



### Local Authority

Bury Council  
Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Via Hardwood frosted front door, ceiling light point, original coving.

#### Lounge

15' 0" x 12' 7" (4.57m x 3.83m) With double glazed feature window, double panelled radiator, two wall light points, original coving, ceiling rose, ceiling light point, open plan to dining area.

#### Dining Room

15' 0" x 11' 11" (4.64m x 3.63m) With fire-surround housing feature living flame gas fire set on a marble hearth, television aerial point, two wall light points, ceiling rose, ceiling light point, double panelled radiator, spindle staircase leading to the first floor, under-stairs storage cupboard.

#### Kitchen

13' 11" x 10' 1" (4.24m x 3.07m) With a range of modern fitted wall and base units incorporating a single drainer stainless steel sink unit with centre vegetable drainer and mixer tap, concealed lighting, splash tiling, oven with six ring gas hob, overhead extractor canopy, integrated wine-rack, low voltage lighting, integrated fridge, integrated dishwasher, integrated washer, integrated dryer, ceramic tiled floor, double glazed window, extractor fan, open plan to breakfast room.

#### Breakfast Area

13' 4" x 5' 2" (4.06m x 1.57m) with feature vaulted ceiling, two double glazed Velux skylight windows, double glazed frosted window, external door leading to the rear, wall light point, ceiling light point.

### First Floor

#### Landing

With spindle balustrade, low voltage lighting, smoke detector, under-stairs storage cupboard, staircase leading to the second floor.

#### Bedroom One

14' 11" x 13' 0" (4.54m x 3.96m) (into chimney breast) With double glazed window, double panelled radiator, coving, ceiling light point.

#### Bedroom Two

14' 11" x 9' 5" (4.54m x 2.87m) (into chimney breast) With double glazed window, mirror wardrobes, single panelled radiator, ceiling light point.

#### Family Bathroom

8' 11" x 7' 0" (2.72m x 2.13m) With three piece suite in white comprising: panelled bath with chrome mixer tap with shower tap attachment, low flush w.c., pedestal wash hand basin, double panelled radiator, coving, low voltage lighting, extractor, hardwood double glazed frosted window, built in storage cupboard.

### Second Floor

#### Loft Room

17' 5" x 14' 0" (5.30m x 4.26m)(slight restricted headroom) With feature vaulted ceiling with beams, three double glazed Velux skylight windows, three ceiling light points, wall light point, double panelled radiator, carpeted, Cast iron ornamental fire-place, eaves storage, telephone point.

#### Outside

#### Gardens

To the front of the property there is a garden laid to lawn with flower and shrub borders, street parking. To the rear of the property there is a yard.



**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.