

£345,000  
Freehold



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## Features

- Immaculate & Well Presented Three Bedroom Mid Terrace
- Beautiful Cottage Style Rear Garden
- Spacious Lounge With Feature Fireplace
- Driveway For Off Road Parking
- Gas Central Heating & Double Glazed Throughout
- Modern Fitted Open Plan Kitchen/Diner
- Situated In A Quiet & Well Sought After Area
- Close To Local Amenities & Transport Links
- Finished To A High Standard Throughout, Set Over Three Levels
- A Must See!!! Viewing Highly Recommended To Appreciate Location & Size

## Summary of Property

**\*\* EXQUISITE THREE DOUBLE BEDROOM MID-TERRACE WITH BREATHTAKING GARDENS \*\*** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA **\*\* MUST SEE! \*\*** Situated in the charming village of Summerseat within the Brooksbottom Conservation area, this alluring contemporary mid-terrace home presents a chance for a rural lifestyle. Its advantageous location ensures effortless access to esteemed local schools and convenient connections to both Bury town centre and Ramsbottom.

Inside, the charming mid-terrace features a modern bespoke fitted kitchen/diner, a welcoming living room with feature fireplace and stairs leading to the first floor, a well-proportioned two double bedrooms, and a shower room with a three-piece suite. To the second floor a the main bedroom with modern three piece en-suite shower room.

Outside, a beautiful rear garden offers an ideal space for alfresco dining and relaxation, complemented by a block paved driveway parking at the front. Enjoy the comforts of gas central heating and double glazing throughout.

Schedule your viewing today to explore the beautiful property in an idyllic area with our Ramsbottom office.

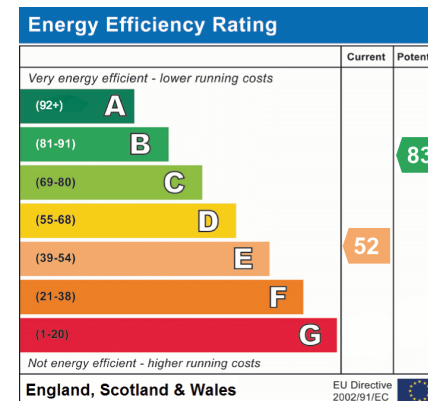
Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Medium

Broadband availability



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite "Rock" double glazed front door and window, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, feature coal effect gas fire with surround, solid wood flooring, TV point, storage cupboard, radiator, ceiling coving and ceiling spotlights.

#### Dining Kitchen

A bespoke fully fitted ochre kitchen with a range of solid wood wall and base units with complementary worksurface, five ring gas hob with extractor unit above, double electric oven, integrated fridge, freezer and washing machine, single bowl sink unit with drainer, part tiled walls, under unit lighting, tiled flooring, radiator, storage cupboard housing the combi boiler, ceiling spotlights, ceiling coving, UPVC double glazed rear window and composite double glazed rear door.

### First Floor

#### Landing

Ceiling spotlights, radiator and ceiling points.

#### Bedroom Two

UPVC double glazed rear window, radiator, fitted wardrobes, laminate flooring and ceiling point.

#### Bedroom Three

UPVC double glazed front window with views of the local train passing through the village, radiator, laminate flooring and ceiling point.

### Shower Room

A modern three piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage drawer on the underneath, chrome towel radiator, part tiled walls, tiled flooring, ceiling point and UPVC double glazed rear window.

### Second Floor

#### Landing

Ceiling point and Velux window.

#### Bedroom One

Velux window, radiator, fitted wardrobes, storage into eaves, loft access and ceiling spotlights.

#### En Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, fully tiled, ceiling point and storage cupboard under sink.

### Outside

#### Gardens & Parking

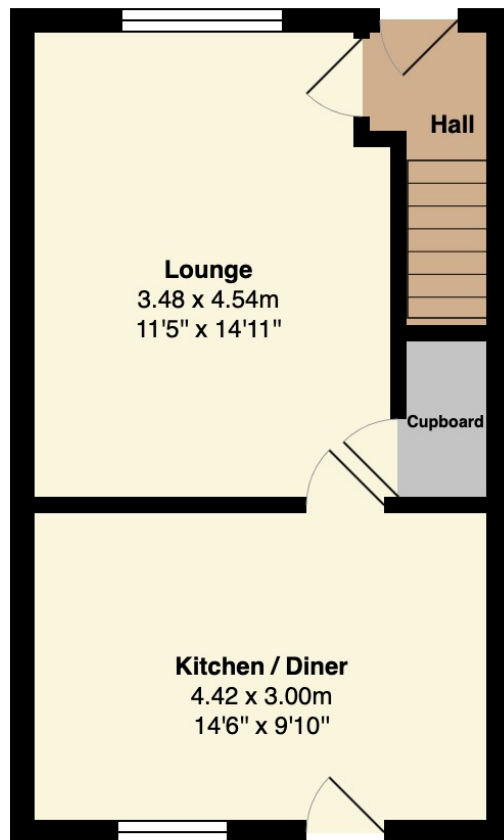
Front: A block paved driveway for off-road parking, well established boards and shrubs and wrought iron fence and gate.

Rear Garden: A large Indian paved patio area, well established borders and shrubs, wooden shed, fence panel surround with gated access to the rear.

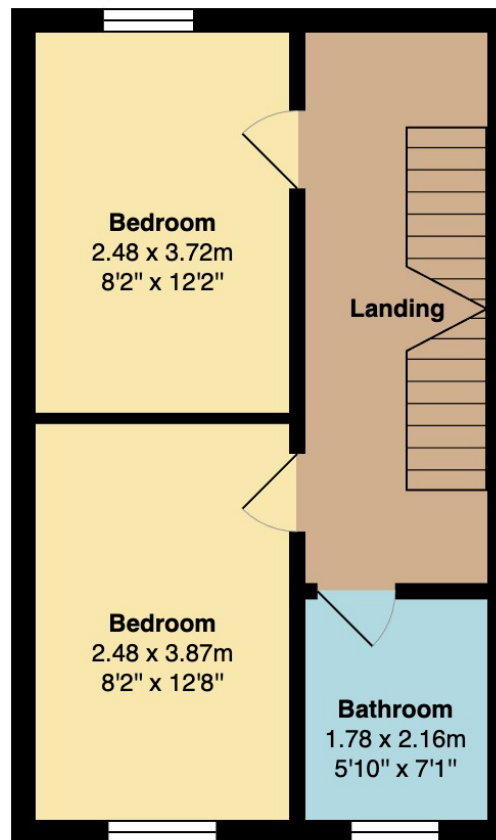




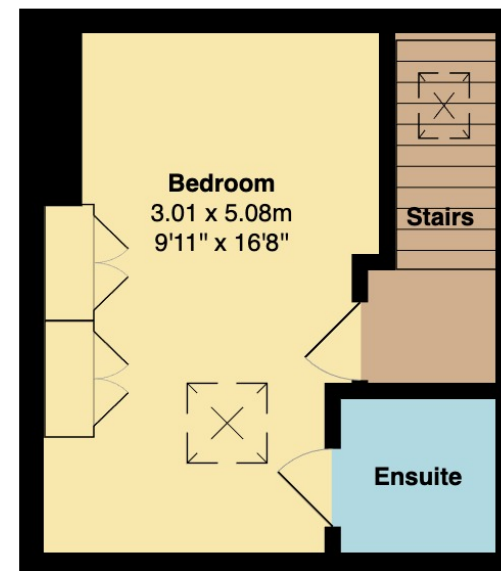
## Floorplan



**Ground Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



**First Floor**  
Area: 34.0 m<sup>2</sup> ... 366 ft<sup>2</sup>



**Second Floor**  
Area: 22.5 m<sup>2</sup> ... 242 ft<sup>2</sup>

Total Area: 90.5 m<sup>2</sup> ... 974 ft<sup>2</sup>

### 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.

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