

Offers in Region of
£320,000
Leasehold





Features	
<ul style="list-style-type: none"> A stunning three double bedroom, first floor apartment Superb views over the river and woodland aspect Single garage, allocated private parking, electric gates & Visitors spaces Exposed stone wall features & curved ceilings Immaculately presented throughout Mezzanine sitting room with Kids Den / Play room Large lounge with feature fireplace 	<ul style="list-style-type: none"> Contemporary kitchen with appliances & Utility room Stunning en suite shower room & mezzanine dressing room Office Light & Airy accommodation Secure entry system Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

** MUST SEE! ** SUPERB THREE BEDROOM APARTMENT WITH VIEWS OVER THE RIVER & WOODLANDS ** STUNNING INTERIOR ** GARAGE & SECURE ALLOCATED PARKING ** SOUGHT AFTER LOCATION ** Situated in the heart of Summerseat Village, this stunning three-bedroom first-floor apartment enjoys a desirable double aspect and forms part of The Spinnings, a Grade II listed Victorian mill conversion. Finished to an exceptional standard throughout, the apartment combines luxury living with an abundance of natural light and space. This truly impressive home offers outstanding character, featuring exposed stone walls and striking curved ceilings. Conveniently located within walking distance of local schools, amenities, and a selection of pubs and restaurants, the property seamlessly blends modern living with original architectural features. The accommodation briefly comprises a communal entrance hallway, private entrance hall, a spacious and bright lounge with feature gas fire, an open-plan contemporary kitchen, mezzanine sitting room, children's den/playroom, utility room, and a unique principal bedroom with a stylish three-piece en-suite shower room and mezzanine dressing room. There are two further double bedrooms, a stunning three-piece white shower room, office/walk-in wardrobe, and a large storage area. Externally, the property benefits from private allocated parking within the indoor parking area, a single brick-built garage, visitor parking, and access to well-maintained communal gardens. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, Lease end date 01/01/2185

Ground Rent: £100.00 a year Approx.

Service Charge: £270.09 a month Approx.

Local Authority/Council Tax: Bury Council: E Annual Amount: £2951.15 Approx.

Flood Risk: Very Low

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Local Authority

Bury Council

Band E

Tax Band Amount: £2951.15

Room Descriptions

First Floor Apartment

Communal Entrance

Easy access to lift and stairwell to all floors. Also direct access from internal garage.

Entrance Hallway

Secure video entry system. Engineered wood effect flooring, radiator and wall lights.

Living Room

A light and airy room with barrel vaulted ceiling and large windows to two elevations. Staircase to mezzanine sitting room. Views to the South over the River Irwell. Modern flueless wall mounted gas fire, TV point, radiators, engineered wood effect flooring, wall lights, built in under stairs cupboards with power points, double glazed windows, stairs leading up to the sitting room.

Mezzanine Sitting Room

Black aluminium windows and door, TV point, wall lights, wood panelling walls.

Kids Den / Play Room

UPVC double glazed side windows, TV point, power points and LED lighting with access to additional storage room.

Office & Walk-in Wardrobe

Built-in wardrobes and units with complementary desk and wall lights. Fitted wardrobes.

Kitchen

A contemporary fully fitted kitchen with a range of wall and base units with complementary worksurface, four ring gas hob with extractor unit above, integrated fridge, freezer, combi microwave and electric oven, single bowl sink unit with drainer with hot water tap again, engineered wood effect flooring, parts tiled walls, ceiling coving, ceiling spotlights and double glazed windows.

Utility Room

A modern range of base units with complimentary worksurface, single bowl sink unit with drainer, plumbed for washing machine and dryer, combi boiler, power point, wall light and tile effect flooring.

Main Bedroom

Three double glazed windows, radiators, feature wall lights, built-in wardrobes and stairs leading up to the mezzanine level.

En-Suite Shower Room

A contemporary three-piece white suite comprising of a large walking shower unit, low level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, extractor unit, towel radiator, part tiled walls, tiled flooring with electric underfloor heating, shaver point and ceiling spotlights.

Mezzanine Dressing Room

Built-in cupboards, wall light and views over bedroom.

Bedroom Two

Double glazed window, radiator, wall mounted light, TV point, feature wall and ceiling point.

Bedroom Three

Double glazed window, radiator, fitted wardrobes and ceiling point.

Shower Room

A stunning three-piece white suite comprising of a large walking shower unit, low level WC, wash hand basin, electric wall mounted mirror, radiator, fully tiled walls and flooring with electric under floor heating, extractor unit and ceiling spotlights.

Storage Room

Boarded for storage and wall light.

Outside

Garage & Underground Parking

A single garage within a block of garages with a manual up and over door, power point and ceiling point. Additional fully secure allocated parking for one space in the main building.

Outside: Access via electrically operated gates leading to private parking, and internal garaging in the main building.



Floorplan



GROUND FLOOR
APPROX: 905 SQ.FT.
(84.1 SQ.M)

1ST FLOOR
APPROX. 995 SQ.FT.
(92.4 SQ.M)

TOTAL APPROX. FLOOR AREA 1900 SQ.FT. (176.5 SQ.M)

While every attempt has been made to ensure the accuracy of the floor plan, all measurements and dimensions of doors, windows, room, and any other items are approximate, and no responsibility is taken for errors, omissions, or misstatement. This plan is for illustrative purposes only, and should not be used as a legal document. Prospective purchasers and their agents are advised to make their own independent checks on all aspects of the property, including the condition of the property, the existence of any services, and the suitability of the property for their intended purpose. The vendor and their agents do not guarantee the plan to be correct or accurate.

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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.