

£495,000
Leasehold



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Features

- A Beautifully Modernised Three/Four Detached Family Home on a Quiet Cul-De-Sac
- Sought After & Much Desired Residential Area in Holcombe Brook
- 20ft Dual Aspect Lounge with Feature Log Burner
- Entrance Hallway & Guest WC
- Modern Open Plan Dining kitchen with integrated appliances
- Two Double Bedrooms on the First Floor, Two Double Bedrooms on the Ground Floor
- Modern Four Piece Bathroom Suite
- Close to all local amenities and excellent road links to Bury town centre & Ramsbottom Village
- Block paved driveway & Well Maintained Gardens with Feature Pergola
- Fully Double Glazed & Gas Central Heating
- Must See Property
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** A BEAUTIFUL THREE/FOUR BEDROOM FAMILY HOME IN A QUIET CUL-DE-SAC ** 20ft SPACIOUS LOUNGE ** OPEN PLAN DINING KITCHEN ** GUEST WC & FOUR PIECE FAMILY BATHROOM **** An exceptional detached family home situated in a desirable cul-de-sac off Summerseat Lane, offering a spacious and charming setting in a highly sought-after residential area near Holcombe Brook. Conveniently close to open countryside and Holcombe Hill, this versatile property boasts a well-designed layout ideal for modern living. The ground floor features an inviting entrance hallway, a guest WC, a generous 20ft dual-aspect lounge with a feature log-burning stove, a superb open-plan fitted dining kitchen, a sitting room/bedroom four, and a third bedroom. Upstairs, the first floor comprises two double bedrooms with fitted wardrobes and a stylish four-piece family bathroom. Externally, the property benefits from a spacious block-paved driveway providing ample parking, along with well-maintained gardens extending to the front and side. The beautifully presented rear garden includes a feature pergola, perfect for weekend relaxation. Additional benefits include full UPVC double glazing and gas central heating. Ideally located for easy access to Holcombe Brook's excellent local amenities and Bury Town Centre. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

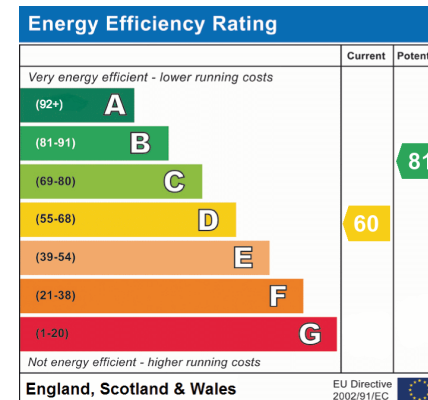
Tenure: Leasehold, Lease Term: 999 years Lease end date: TBC

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door and UPVC double glazed windows, radiator, storage cupboards, ceiling point and spotlight.

Guest WC

A modern two piece white suite comprising of a level WC, wash hand basin with storage cupboard underneath, tiled flooring, extractor unit, ceiling coving and ceiling spotlights.

Lounge

UPVC double glazed sliding patio door, UPVC double glazed windows, radiator, feature log burning stove, tiled surround, solid wood flooring, ceiling coving, wall lights and ceiling spotlights

Open Plan Dining Room

A modern range of wall and base units with complementary works surfaces, five ring induction hob with extractor unit above, electric oven, integrated microwave and plate warmer, washing machine, fridge and freezer, Kardean tiled effect flooring, radiator, breakfast bar, single bowl sink unit with drainer, Combi boiler, ceiling spotlights, ceiling point, UPVC double glazed windows and composite double glazed side door.

Sitting Room/ Fourth Bedroom

UPVC double glazed French patio doors, UPVC double glazed window, 2 Velux double glazed windows, laminate flooring, radiator, two bowl sink unit with drainer, storage cupboard housing the meters and ceiling points.

Bedroom Three

UPVC double glazed front window, radiator, TV point and ceiling points.

First Floor

Landing

Double glazed Velux window, loft access and ceiling point.

Bedroom One

UPVC double glazed windows, radiator, fitted wardrobes and ceiling points.

Bedroom Two

UPVC double glazed windows, radiators, fitted wardrobes and ceiling points.

Family Bathroom

A modern four piece suite comprising of a panel bath with mixer tap and showerhead, walk-in shower unit, wash hand basin, low level WC, radiators, fully tiled walls, ceiling point and UPVC double glazed windows.

Outside

Gardens & Parking

Front: Large block paved driveway for ample off road parking, well maintained lawn area with well established borders and shrubs.

Rear: A well maintained garden with lawn area, feature wooden pergola with tiled base, external power points, additional flagged patio area, wooden shed, well maintained borders and shrubs, external lighting and gated access to the side.



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.