

£249,995
Leasehold



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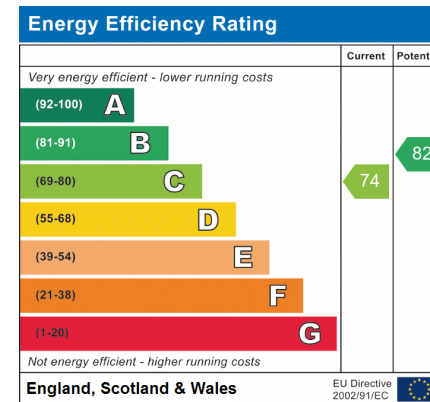


Features

- A beautiful two bedroom, first floor apartment
- Superb views over the river and gardens
- Single garage, private parking, electric gates & Visitors spaces
- Secure entry system
- Exposed stone wall features & curved ceilings
- Immaculately presented throughout
- Mezzanine lounge with glass balustrade & Utility area
- Modern fitted open plan dining kitchen
- Modern three piece bathroom & En suite shower room
- Light & Airy accommodation
- EPC Rating - C
- Gas central heated & fully double glazed
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** MUST SEE! ** SUPERB TWO BEDROOM APARTMENT WITH VIEWS OVER THE RIVER & GARDENS ** GARAGE** SOUGHT AFTER LOCATION **** In the heart of Summerseat Village is this beautiful two bedroom first floor apartment with double aspect. 'The Spinnings' is a grade II listed Victorian Mill Conversion and this luxury apartment has been finished to the highest of standards with quality fixture & fittings, with natural space and light throughout. This home definitely has the WOW factor with exposed stone walls and curved ceilings! With local schools, amenities and local pubs and restaurants within walking distance, this modern apartment with original characteristics briefly comprises of; a communal entrance hallway, entrance hallway, mezzanine lounge area with glass balustrade, open plan kitchen and dining room, double bedroom with modern en-suite shower room, the second bedroom is currently used as bright studio, modern three piece white bathroom, utility room and large storage area. Externally this property boasts private parking and garage plus visitors parking along with use of the communal gardens. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom.



Local Authority

Bury Council
Band D
Band Amount: £2179.56 Approx

Room Descriptions

First Floor Apartment

Entrance Hallway

Laminate flooring, radiator, ceiling, spotlights, and intercom system.

Open Plan Dining Room & Sitting Room

Large double glazed windows front and side, laminate flooring, floor lighting, ceiling points, radiators and exposed stone walls.

Open Plan Kitchen

Modern fully fitted kitchen with a range of wall and base units, double quartz work surfaces, single bowl sink unit with drainer, four ring induction hob with extractor unit above, double electric oven, integrated dishwasher and fridge, ceiling spotlights and laminate flooring.

Bedroom One

Double glazed front window, radiator and ceiling point.

En-Suite Shower Room

Modern three-piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel radiator, part tiled walls, tiled flooring, wall light, extractor unit and ceiling points.

Bedroom Two/ Studio

Double glazed side windows, radiator, laminate flooring, wall lights, ceiling point and access to bathroom. Currently used as a studio and can be easily made back into a bedroom.

Bathroom

Modern three-piece white bathroom suite comprising of a panel bath, shower above, mixer tap, low-level WC, wash, hand basin, chrome effect towel radiator, part tiled walls, laminate flooring, extractor unit, and ceiling spotlights.

Mezzanine Floor

Lounge

Glass and wood balustrade, power points, floor lighting.

Utility Room

Combi boiler, plumbing for washing machine, single bowl sink unit with drainer, worktop, wall light and power points.

Storage Room

Wall light and power points.

Outside

Garage

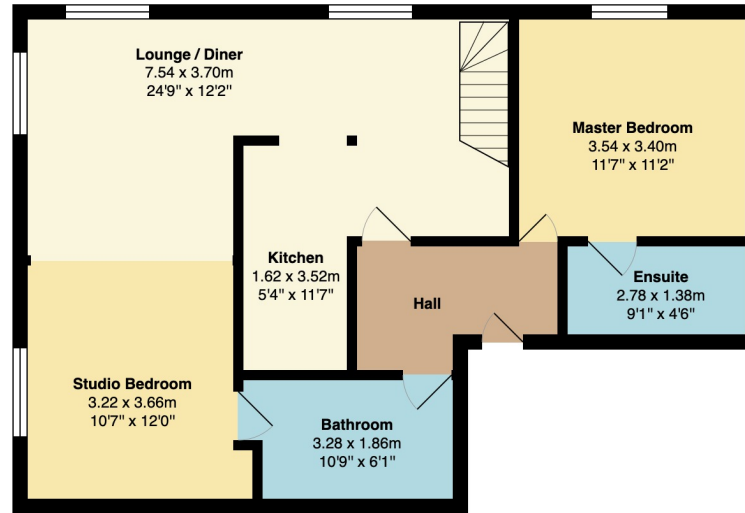
Single garage within the garage block with manual up and over door.

Parking & Communal Gardens

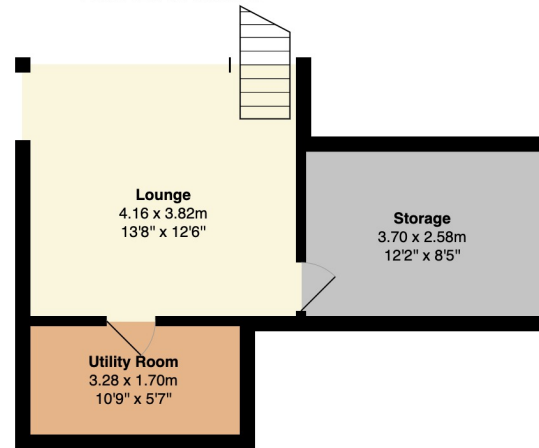
Allocated parking for one car and visitor parking. Well maintained communal gardens with electric gates.



Floorplan



Ground Floor
Area: 72.7 m² ... 783 ft²



First Floor
Area: 31.9 m² ... 344 ft²

Total Area: 104.7 m² ... 1126 ft²

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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