

£260,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A stunning two double bedroom cottage
- Sold with no onward chain
- Set close to open countryside and catchment areas for local schools
- Spacious lounge with feature log burner
- Fitted kitchen with appliances
- Superb three piece shower room
- Four piece bathroom suite
- Beautiful rear garden with patio area
- Situated on a very popular position in Summerseat
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** STUNNING CHARACTER COTTAGE WITH REAR GARDEN ** SUPERB SHOWER ROOM & FOUR PIECE BATHROOM ** SOLD WITH NO ONWARD CHAIN ** MUST SEE! **** A beautifully presented stone-built character cottage featuring two spacious double bedrooms, situated in the picturesque heart of Summerseat village. Immaculately maintained, this charming home is a true credit to its current owner. Spanning three floors, the property offers bright and airy living spaces, including a generous lounge with a feature log-burning stove, a modern fitted kitchen with integrated appliances, two well-proportioned double bedrooms, a stylish three-piece shower room, and a contemporary four-piece bathroom suite. Outside, the enclosed rear garden provides a peaceful retreat with a lawn, gravel area, timber shed, wood store, and a shared access pathway. The property benefits from an unoverlooked rear aspect, ensuring privacy. Conveniently located just a short drive from the motorway network, as well as Ramsbottom, Holcombe Brook, and Bury town centres, this exceptional home is expected to generate high interest. Viewing is highly recommended and available strictly by appointment through our Ramsbottom office.

Tenure: Freehold

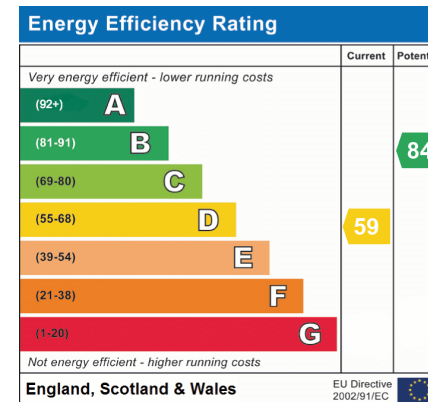
Local Authority/Council Tax

Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Low

Broadband availability

Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Lounge

4.52m x 4.32m (14'10 x 14'2) - UPVC double glazed window, central heating radiator, feature multi fuel burner with chimney breast,, exposed beams and door to the kitchen.

Kitchen

4.52m x 2.69m (14'10 x 8'10) - UPVC double glazed window, central heating radiator, a modern range of wood panelled wall and base units with complementary work surfaces and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, freestanding cooker, plumbing for washing machine, integrated fridge freezer, combi boiler, spotlights, laminate flooring, stairs to the lower ground floor and stairs to the first floor.

Lower Ground Floor

Inner Hallway

Ceiling point, electric radiator and back door.

Bathroom

3.18m x 2.46m (10'5 x 8'1) - UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, understairs storage, part wood cladded elevations, extractor fan and tiled flooring.

First Floor

Landing

Loft access, doors to two bedrooms and shower room.

Bedroom One

4.26m x 3.13m (13'9 x 10'2") UPVC double glazed window, central heating radiator and ceiling point.

Bedroom Two

4.52m x 2.79m (14'10 x 9'2) - UPVC double glazed window, central heating radiator and ceiling point.

Shower Room

3.09m x 1.60m (10'1 x 5'2) - A superb three piece white suite comprising of a large walk-in shower unit, low level W/C, wash hand basin with storage draws underneath, towel radiator, extractor unit and ceiling spot lights.

Outside

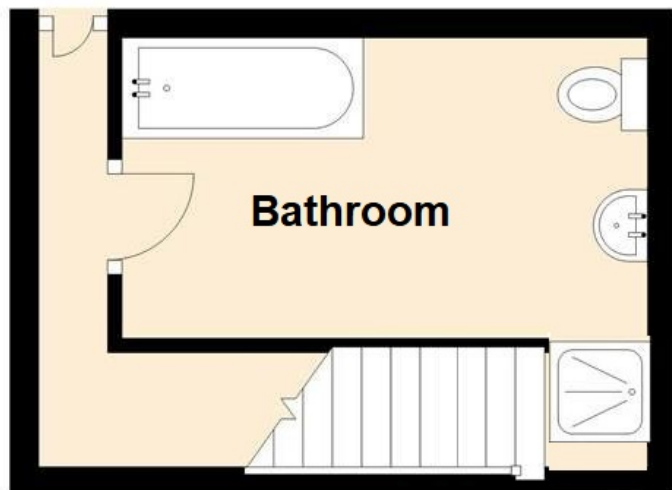
Gardens

Front: Paved path and steps.

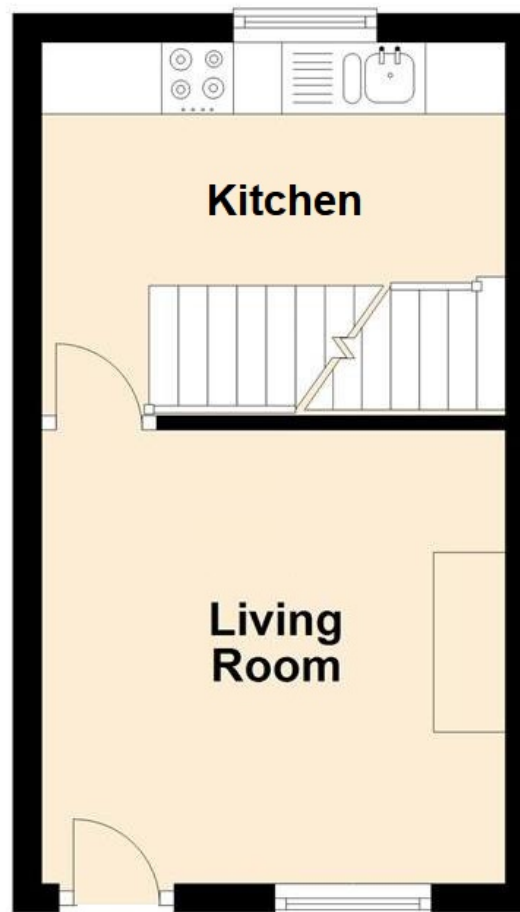
Rear: Enclosed laid to lawn garden with stone chipped area, planted beds and timber shed.



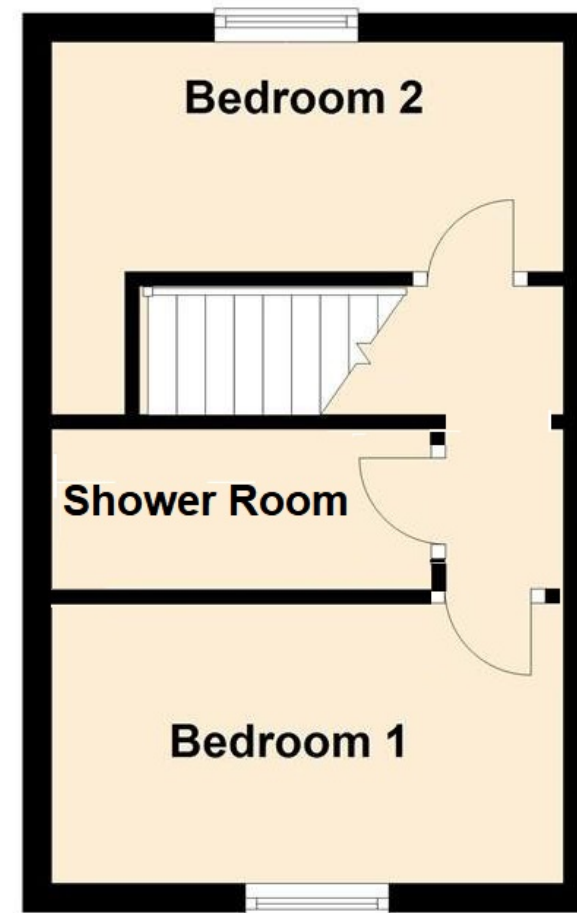
Basement



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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.