

£270,000
Leasehold



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Features

- Modern three bedroom Grade II listed mid stone cottage
- Located in the delightful village of Summerseat
- Spacious lounge with feature fireplace and separate dining room
- Modern fitted kitchen with built in appliances
- Driveway to the front providing off road parking
- Three piece modern white bathroom suite & En-suite shower room
- Fully double glazed and gas central heating
- Close to all local amenities and transport links
- Low Maintenance Exteriors - Driveway/front garden
- Viewing is a must to appreciate the size of this property

Summary of Property

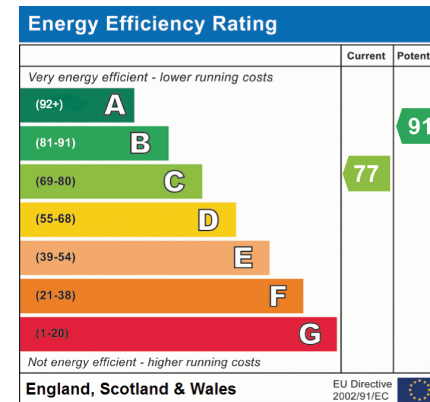
**** MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM ** TWO LARGE RECEPTION ROOMS ** HEART OF SUMMERSEAT ** DRIVEWAY ** MUST SEE! **** Nestled on the highly sought-after Miller Street in the heart of Summerseat, this beautifully presented three-bedroom stone-built home offers an ideal blend of character, comfort, and convenience. Perfectly suited to a professional couple or growing family, the property enjoys a desirable village setting with excellent local amenities and transport links nearby. Externally, the home benefits from low-maintenance surroundings, off-road parking, and the added advantage of an electric vehicle charging point. Step inside to discover a welcoming and spacious living room featuring an attractive fireplace, seamlessly opening into the dining room to create an ideal space for both everyday living and entertaining. The well-equipped breakfast kitchen provides ample storage and workspace, making it the perfect hub of the home. To the first floor are three generously proportioned bedrooms, all offering comfortable accommodation and flexibility for modern lifestyles. The principal bedroom benefits from a stylish three-piece en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Combining spacious accommodation with modern conveniences and a highly desirable location, this charming home presents an excellent opportunity for those seeking village living within easy reach of Bury and the surrounding areas. Early viewing is strongly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £50 a year.

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 10000Mbps Upload: 10000Mbps



Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed frosted door to hall. Central heating radiator, wood effect flooring, stairs to first floor and door to reception room one.

Lounge

5.38m x 3.53m (17'8 x 11'7) - Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, living flame gas fire, television point, wood effect flooring and double doors to reception room two.

Dining Room

4.52m x 2.92m (14'10 x 9'7) - Central heating radiator, wood effect flooring, coving, door to under stairs storage and archway to kitchen.

Kitchen

4.52m x 3.05m (14'10 x 10') - Central heating radiator, wood effect wall and base units, laminate work top, oven and grill in a high rise unit, five ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, washing machine and dryer, fridge and freezer, enclosed combi Worcester boiler, and tiled floor.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms, bathroom and above stairs storage.

Bedroom One

5.11m x 4.52m (16'9 x 14'10) - UPVC double glazed window, central heating radiator, coving and door to en suite.

En-Suite Shower Room

1.73m x 1.45m (5'8 x 4'9) - Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner electric feed shower, extractor fan, tiled elevation and tiled floor.

Bedroom Two

3.73m x 2.21m (12'3 x 7'3) - UPVC double glazed window and central heating radiator.

Bedroom Three

2.67m x 2.21m (8'9 x 7'3) - UPVC double glazed window and central heating radiator.

Family Bathroom

2.44m x 1.93m (8' x 6'4) - Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double tiled panel bath with mixer tap, spotlights, extractor fan, tiled elevation and tiled floor.

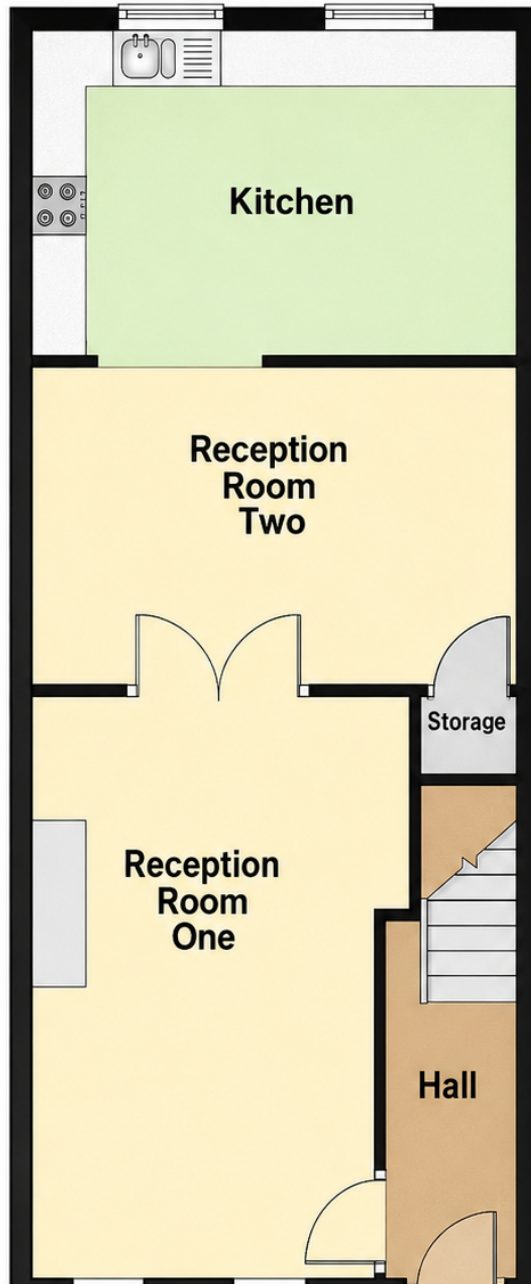
Outside

Parking

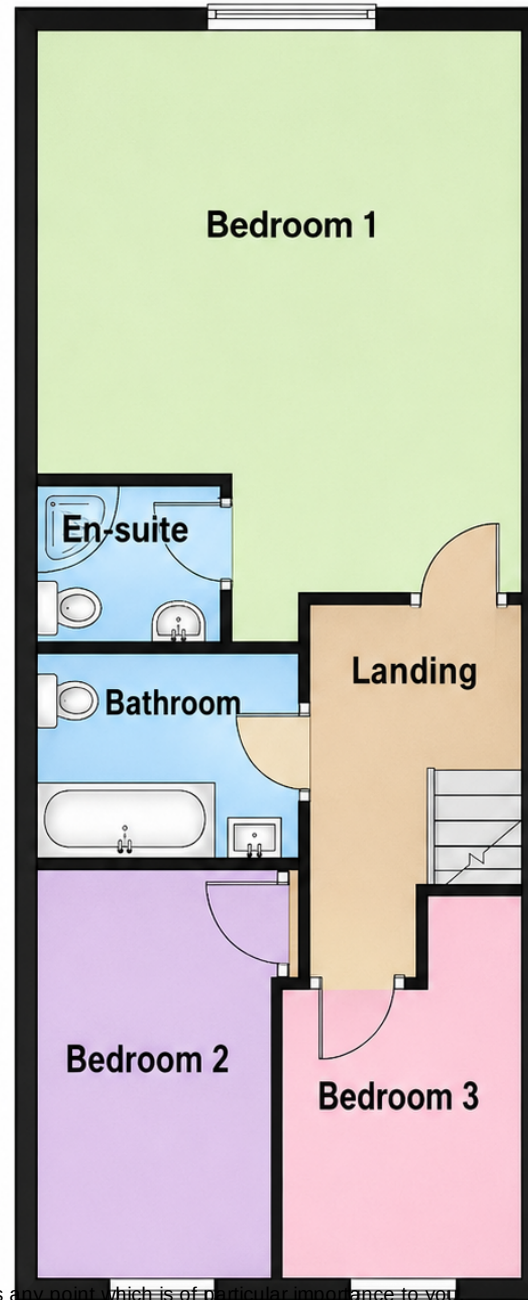
Block paved driveway for off road parking for one vehicle to the front.



Ground Floor



First Floor



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but 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.