

£242,500
Freehold



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Wood Road Lane, Summerseat, Bury, Lancashire BL9 5QA



Features

- A well presented two bedroom end cottage
- Peaceful and very quiet Semi rural location
- Spacious family lounge with feature log burning stove
- Two first floor double bedrooms
- Three piece family bathroom
- Blocked paved double driveway for several cars
- South facing back yard
- Freehold Property
- Viewing is highly advisable as interest is due to by very high

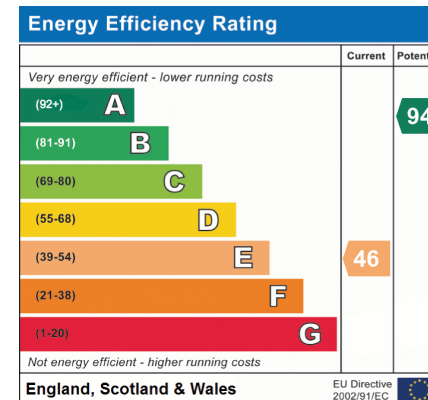
Summary of Property

**** DRIVEWAY FOR 2 CARS ** SOLD WITH NO ONWARD CHAIN ** RURAL LOCATION IN SUMMERSEAT VILLAGE ** LOG BURNING STOVE **** Nestled in the heart of the highly sought-after Summerseat Village, this well presented two-bedroom end cottage occupies an enviable semi-rural position within a charming hamlet of attractive period homes and a neighbouring working dairy farm. Enjoying a generous corner plot, the property offers an excellent balance of countryside tranquillity and convenient access to local amenities. The bright and spacious accommodation is well maintained throughout and briefly comprises a welcoming family lounge to the front, featuring a charming log-burning stove that creates a warm and inviting focal point. To the rear is a generously proportioned, fully fitted dining kitchen offering ample storage, workspace, and plenty of room for family dining and entertaining. To the first floor are two well-proportioned bedrooms, both enjoying pleasant outlooks, together with a three-piece family bathroom fitted with a bath, wash hand basin, and WC. Externally, the property benefits from a neat garden frontage, while to the side is a double-width block-paved driveway providing off-road parking for two vehicles. To the rear, a private, low-maintenance, south-facing block-paved courtyard offers an ideal space for relaxing, outdoor dining, or entertaining throughout the warmer months. Surrounded by mature woodland and picturesque countryside, the property enjoys an idyllic setting whilst remaining conveniently located for the motorway network, making it ideal for commuters. The popular centres of Holcombe Brook and Ramsbottom are just a short drive away, offering an excellent selection of independent shops, cafés, restaurants, schools, and everyday amenities. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2271.24 Approx.



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Lounge

UPVC double glazed bay fronted window, front door, feature log burning stove with fireplace, solid wood flooring, ceiling coving and ceiling spotlights.

Dining Kitchen

A range of base units with complementary tiled work surface, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine and dishwasher, single bowl sink unit with mixer tap, breakfast bar, part tiled walls, storage cupboard under the stairs, ceiling spotlights, radiator, UPVC double glazed side and rear. UPVC double glazed rear door.

First Floor

Landing

Loft access, ceiling spotlight and ceiling coving.

Bedroom One

UPVC double glazed front window, feature cast iron fireplace, wall lights, fitted wardrobes, storage cupboard, ceiling coving, ceiling rose and ceiling fan.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A three-piece white suite comprising of a tiled bath with mixer taps, shower above, low level WC, wash hand basin, part tiled walls, radiator, ceiling coving, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Yard & Parking

An enclosed rear yard with block paving, outside water tap, external power point, external lighting, gated access to the side and rear.

Parking: Large block paved driveway for two vehicles providing off road parking.



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.