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1A ROWLANDS ROAD
, BL9 5NF
Offers Around £600,000

1A ROWLANDS ROAD

Property at a glance

- modern detached house
- set in secluded position within large gardens
- highly regarded location
- immaculately presented
- good m-way access
- well placed for extensive amenities
- ample parking & large detached garage

Rowlands Road, Summerseat is an immaculately presented, modern, five bedroom detached house, set behind entrance gates in this secluded private setting surrounded by mature gardens but still enjoying views towards Holcombe Moor. The house is a stone's throw from Summerseat Primary School and is a short drive to Ramsbottom, Holcombe Brook and Bury centres and of course the motorway network. The house enjoys a good degree of privacy from the large, mature and well tended gardens, has ample parking, a large detached garage and along with five bedrooms has a large home office with patio doors leading into the gardens. The property has the usual benefits of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks and stairs to the first and lower ground floors, living room with inter connecting doors into a large dining room, breakfast kitchen, lower ground floor home office, first floor, five bedrooms the main with fitted wardrobes a dressing area and an ensuite shower room and an additional family bathroom. Outside there is a gated entrance and a long driveway leading to a large detached garage, there are gardens and patio areas extending all around the property. Leasehold Property with unexpired term from 999 years £25GR/Bury Council Tax Band E.

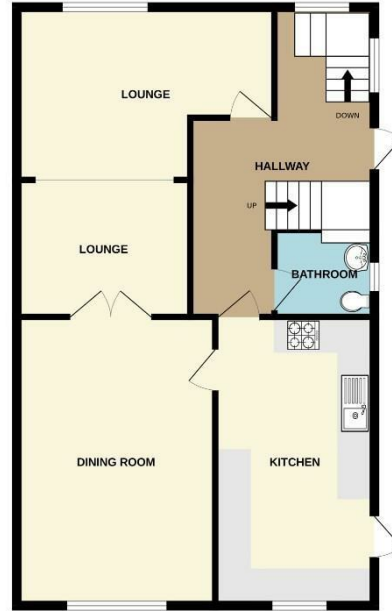




BASEMENT
229 sq.ft. (21.3 sq.m.) approx.



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

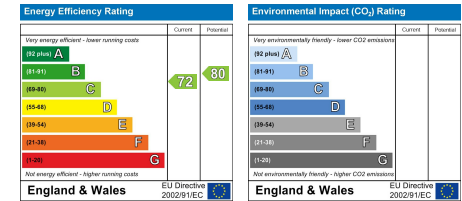


1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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