



pearson  
ferrier®



1 KAY STREET  
Summerseat, BL9 5PE  
Offers Around £350,000

# 1 KAY STREET

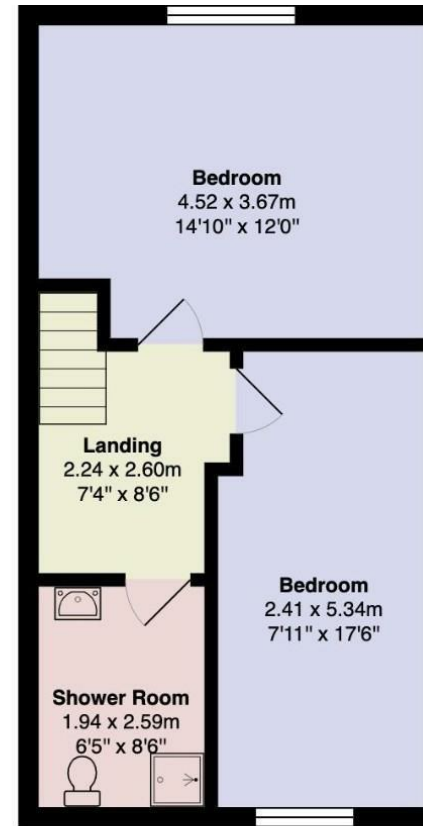
## Property at a glance

- stunning semi detached cottage
- two large bedrooms
- spacious interior
- south westerly views over the riverside
- patio gardens
- garage

Kay Street, Summerseat is a beautifully presented and spacious, two bedroom semi detached cottage located in this highly regarded village setting with superb south westerly views overlooking the River Irwell, the East Lancs Railway and surrounding countryside. The house has a stunning interior retaining original character blended with a stylish and contemporary finish, enjoys gardens, patio and balcony to the rear and an integral garage. The property is close to local amenities and is a short drive to Holcombe Brook, Ramsbottom and Bury centres and the motorway network. The cottage has the benefit of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; vestibule entrance, open plan lounge & sitting area with feature exposed fireplace with gas fired stove, fitted kitchen with access into the garage, dining room with guests wc/cloaks, first floor, two large bedrooms and shower room. Outside there is an integral garage, side patio garden, rear balcony and further patio overlooking the riverside. Freehold Property/Council Tax Band C.

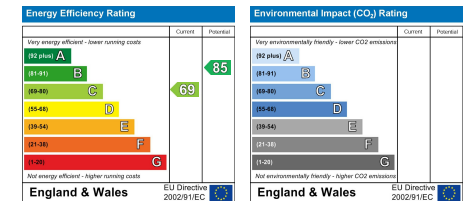






Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ramsbottom Office  
74 Bridge Street, Ramsbottom, BL0 9AG  
Telephone: 01706 822630  
Fax: #  
Email: ramsbottom@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.