



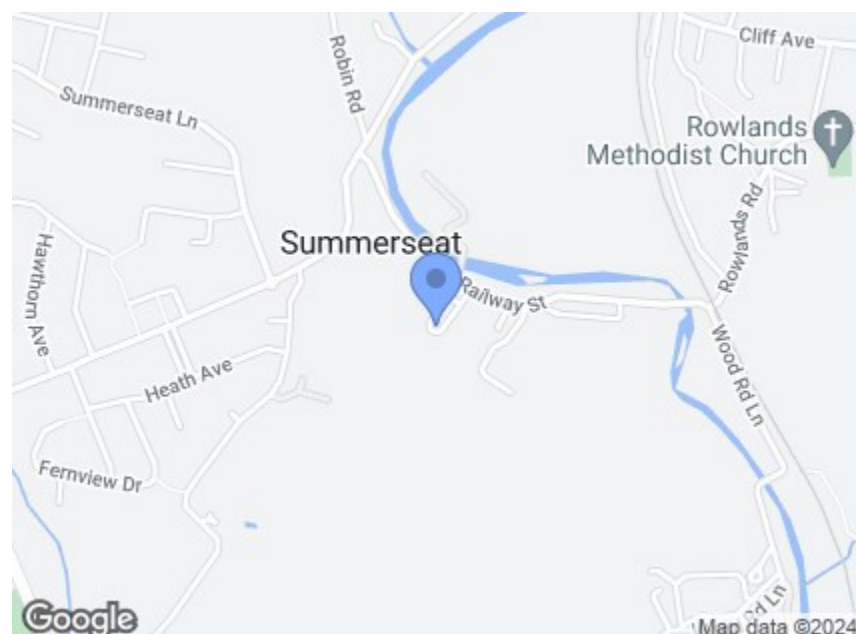
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CHARLES LOUIS
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GROSS INTERNAL AREA
TOTAL: 109 m²/1,172 sq ft
FLOOR 1: 46 m²/497 sq ft, FLOOR 2: 44 m²/470 sq ft, FLOOR 3: 19 m²/205 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St, turn left onto Longsight Rd/B6214 and then turn left onto Newcombe Rd. At the roundabout, continue straight onto Peel Hall Rd and then turn right onto Railway St and right onto Hall St.

No. 26 Hall Street
Summerseat, Bury, BL9 5QE

Offers over £315,000



- Immaculate Two bedroom stone cottage & loft room
- Open plan cottage kitchen/diner, with original features
- Original period features throughout, with stunning views
- Set in a quiet & highly sought after location
- Recently refurbished throughout to a high standard
- Option to rent personal garden space
- Located close to fantastic countryside walks, parks, schools and motorways to Manchester
- A Must See!!! Viewing highly recommended to appreciate finish & location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Summerseat, Bury, BL9 5QE

*****IMMACULATE, RECENTLY REFURBISHED STONE COTTAGE**ORIGINAL FEATURES & CHARACTER THROUGHOUT**TWO BEDROOMS & LOFT ROOM**SET IN A QUIET, RURAL & PICTURESQUE LOCATION WITH STUNNING VIEWS***** Charles Louis Homes are pleased to bring to the market this delightful stone cottage, offering a tranquil escape from the hustle and bustle of daily life while being conveniently located just a short distance from major commuter routes to Manchester and Bury, whilst also being close to well regarded schools, local amenities, countryside walks, Holcombe hill and parks. Experience the comfort of the new combi boiler gas central heated system and refurbished throughout with the in keeping of Summerseat conservation, with new sash double glazed windows, original beams, original Victorian cast iron radiators, with a newly fitted multi fuel log burner, offering comfort and warmth in this cosy home. The property benefits from two country style bedrooms with stunning views and a further loft room which is used as a further double bedroom and office. The property is refurbished to a high standard and has a new open plan shaker style kitchen and breakfast area with a range cooker, Smeg fridge freezer and integrated washing machine. The property has a unique traditional Victorian style three piece bathroom suite and is finished to a high standard, with a rustic charm and original features. A Must See!!! To appreciate the location, size, charm and finish of the property.

Living Room

14'1 x 15'8 (4.29m x 4.78m)

With in keeping sash double glazed window with stunning countryside views, entrance through stable doors leading into living room, feature fireplace with multi fuel burner, original ceiling beams, radiator, central ceiling light and wall lights, and power points.



Alternative View



Open Plan Kitchen/ Diner

14'1 x 17'2 (4.29m x 5.23m)

Double glazed uPVC window to rear elevation with door leading out to rear, original wood beams, wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, multi fuel range oven (gas and electric) with extractor fan, integrated washing machine and freezer and free standing SMEG fridge, central kitchen island/ breakfast bar with overhead lighting, cream Welsh dresser to finish off the country cottage kitchen.



Alternative View



First Floor Landing

Stunning Features and airy space, leading off to two bedrooms, Victorian family bathroom and access to loft room, currently used and third bedroom and office



Bedroom One

14'1 x 15'10 (4.29m x 4.83m)

Front facing sash double glazed window with stunning countryside views, radiator, power points and central ceiling light



Stunning Views Over Woodlands



Bedroom Two

8'1 x 9'5 (2.46m x 2.87m)

Rear facing uPVC double glazed window, a blank canvas double bedroom with a radiator, power points and central ceiling light



Family Bathroom

5'7 x 9'5 (1.70m x 2.87m)

The piece de resistance, a three piece Victorian inspired bathroom, with an original cast iron radiator, claw foot free standing bath with shower and glass screen, and Victorian style suite, comprising of wc and hand wash basin, fully tiled walls and floor with centre ceiling light.



Alternative View



Loft Room

13'2 x 15'7 (4.01m x 4.75m)

Currently used as a further bedroom and office, wooden rustic style steps leading to third room with uPVC window on the gable end plus Velux windows offering extra light and views of countryside..



Location Of Property



Tenure - Freehold
Council Band - C Bury Council