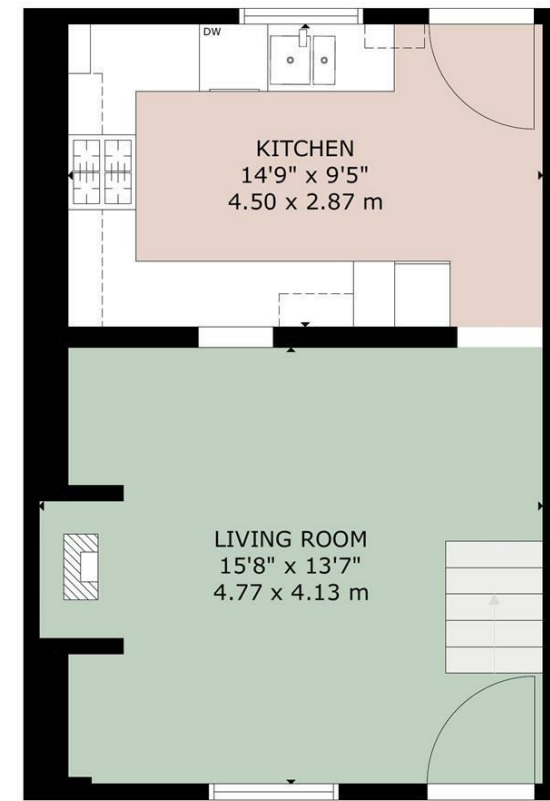




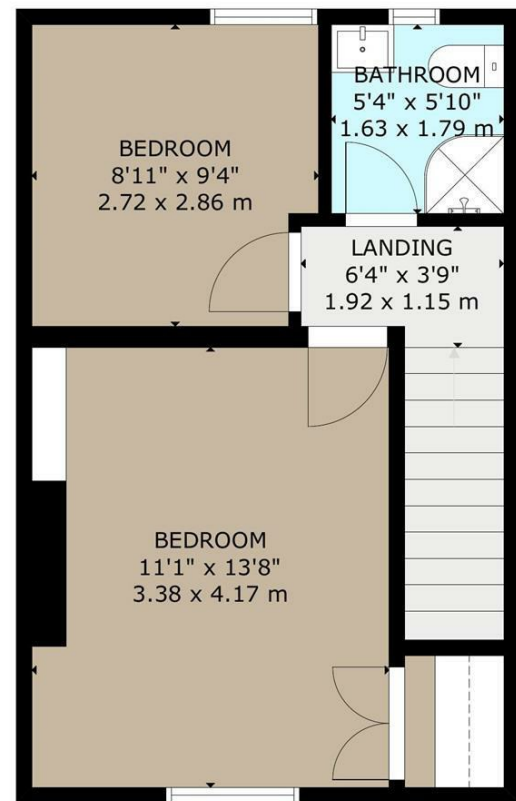
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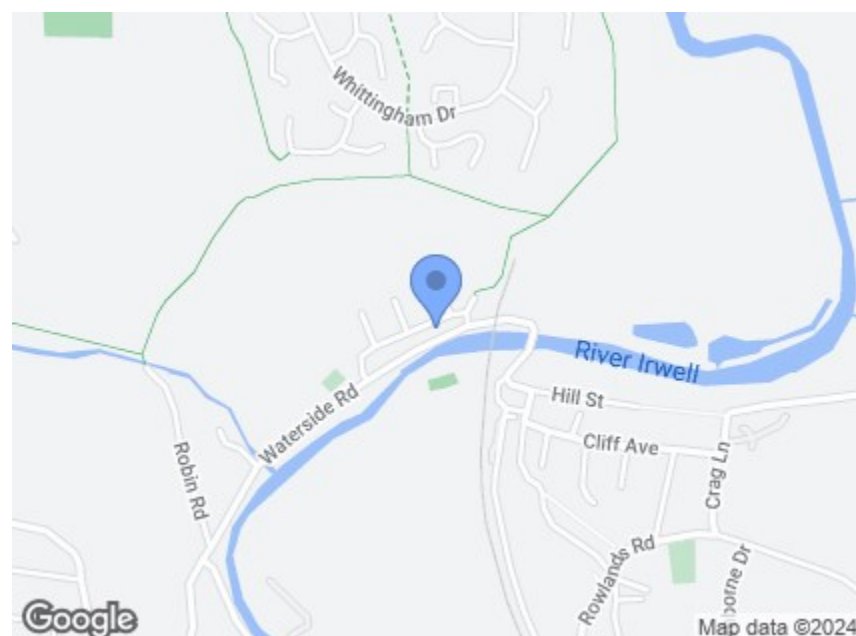


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 64 m²/696 sq ft
GROUND FLOOR: 32 m²/348 sq ft, FIRST FLOOR: 32 m²/348 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. Next turn left onto Longsight Rd/B6214 and left again onto Newcombe Rd. At the roundabout, continue straight onto Peel Hall Rd and continue onto Waterside Rd. Destination will be on the left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.

4 Hamer Terrace
Summerseat, Bury, BL9 5PU

Price £180,000



- Two bedroom garden fronted stone cottage
- Stunning views of Summerseat and the river to the front
- Retaining period features throughout
- Located in a quiet & well sought after location
- In need of some modernisation
- Ideal for first time buyers and investors
- Yard area to rear & front garden with views over river
- A Must See!!! Viewing is highly recommended

4 Hamer Terrace

Summerseat, Bury, BL9 5PU

****EXCELLENT OPPORTUNITY, LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**CHARMING STONE COTTAGE**IN NEED OF SOME MODERNISATION**TWO BEDROOMS**BREATHTAKING RIVER SIDE VIEWS****

This captivating stone cottage presents a unique opportunity for those seeking to add their personal touch. Set in the picturesque village of Summerseat within the Brooksbottom Conservation area.

Offering a seamless transition without the burden of a chain. Its prime location ensures easy access to reputable local schools, alongside convenient connections to Bury town centre and Ramsbottom.

The charming mid stone cottage briefly comprises of fitted kitchen, a living room and additional dining room with stairs to the first floor, two well-proportioned bedrooms and a family three piece bathroom.

Outside, the cottage boasts a private rear yard, offering an ideal spot for alfresco dining and relaxation. Enjoy the comforts of gas central heating and double glazing throughout.

Explore the beauty and potential of this charming stone cottage with Charles Louis Homes. Schedule your viewing today and envision the possibilities!

Living room

15'8 x 13'7 (4.78m x 4.14m)

With a front-facing wooden framed window with stunning waterside views to front of the property, original stone flooring, original stone fireplace with wood-burning stove, radiator, TV point, telephone point, power points and stairs ascending to the first floor.



Alternative View



Kitchen

14'9 x 9'5 (4.50m x 2.87m)

With a rear-facing wooden framed window, spotlighting, original stone flooring, ceramic wall tiles, a range of wall and base units with solid work surfaces, twin Belfast sink, space for a fridge, freezer, plumbing for a dishwasher and washing machine, space for a range cooker, power points and uPVC rear door leading to the rear yard



Alternative View



First floor landing

6'4 x 3'9 (1.93m x 1.14m)

Leading onto bedrooms 1, 2 and bathroom, with power points and loft access.

Bedroom one

11'1 x 13'8 (3.38m x 4.17m)

With a front-facing wooden framed window with stunning waterside views, radiator, walk-in cupboard and power points.



Bedroom two

8'11 x 9'4 (2.72m x 2.84m)

With a rear-facing wooden framed window, power points and a central ceiling light.



Bathroom

5'4 x 5'10 (1.63m x 1.78m)

With a rear-facing wooden framed window, heated towel rail and three-piece bathroom suite comprising shower cubicle with a glass screen and thermostatic shower, low flush WC and hand wash basin with vanity.



Rear Yard

Private walled yard with access to road to the rear



Front Garden

Set behind a dwarf stone wall, a small lawn area with established shrub border and stone pathway leading to the front door

Location & Views



Tenure - Freehold
Council Tax - Bury Band C