



Miller Street, Bury, Lancashire BL9 5PX

Price £250,000

A rare opportunity to purchase this delightful three-bedroom home situated on Miller Street in the highly desirable semi-rural village of Summerseat, Bury. Beautifully positioned within a quiet row, the property enjoys the perfect blend of village charm and modern convenience, with parking conveniently located at the end of the row.

The property is arranged over three spacious floors and offers well-presented accommodation throughout. Upon entering, you are greeted by a welcoming open plan lounge and dining room, filled with natural light and character, providing a comfortable and sociable living space. The fitted kitchen to the rear offers a range of modern units and ample storage, making it both practical and stylish.

To the first floor, there are two double bedrooms and a modern three-piece bathroom suite with a shower over the bath. The second floor features a large bedroom that could serve as a main suite, home office, or guest room, offering flexibility to suit a variety of needs. The property benefits from gas central heating and PVC double glazing throughout, ensuring comfort and efficiency all year round.

Externally, there is an enclosed, low maintenance paved front yard providing a private outdoor space, and residents' parking is available at the end of the row.

Nestled in the heart of Summerseat, this charming home enjoys a peaceful semi-rural setting while offering excellent access to Bury and Ramsbottom town centres, motorway networks, and public transport links. The property is within walking distance of local schools, parks, traditional pubs, and scenic walking routes, and is also close to Summerseat Nature Reserve and the East Lancashire Steam Railway, perfect for those who enjoy outdoor



Lounge
14'9" x 13'1" (4.50 x 4.00)

Dining Room
14'9" x 9'6" (4.50 x 2.90)

Kitchen
15'5" x 9'2" (4.70 x 2.80)

Bedroom 1
9'2" x 12'9" (2.80 x 3.90)

Bedroom 2
8'10" x 9'10" (2.70 x 3.00)

Bathroom
6'2" x 10'5" (1.90 x 3.20)

Bedroom 3
13'9" x 16'4" (4.20 x 5.00)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

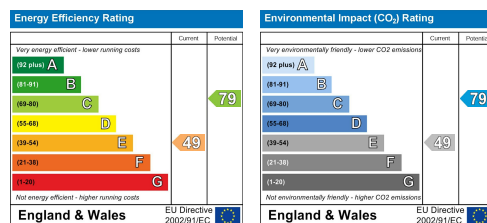
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 Email: enquiries@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk