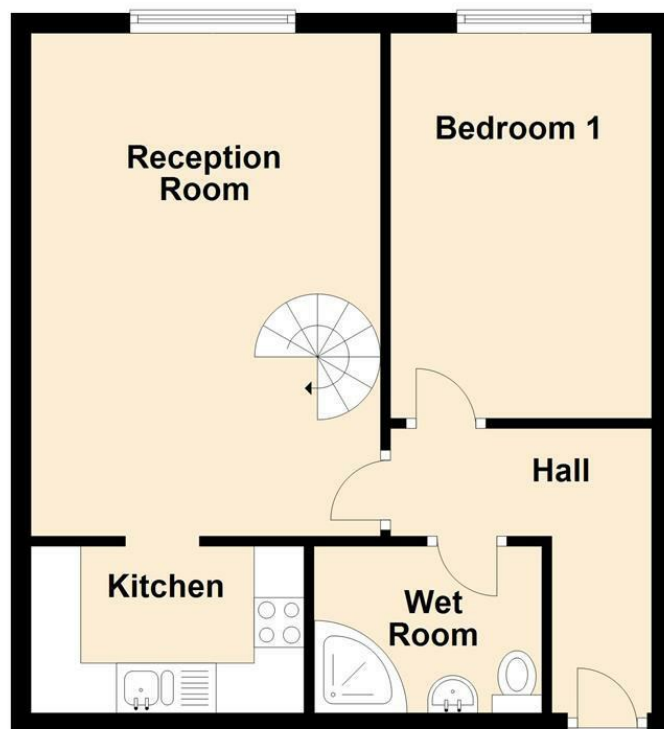


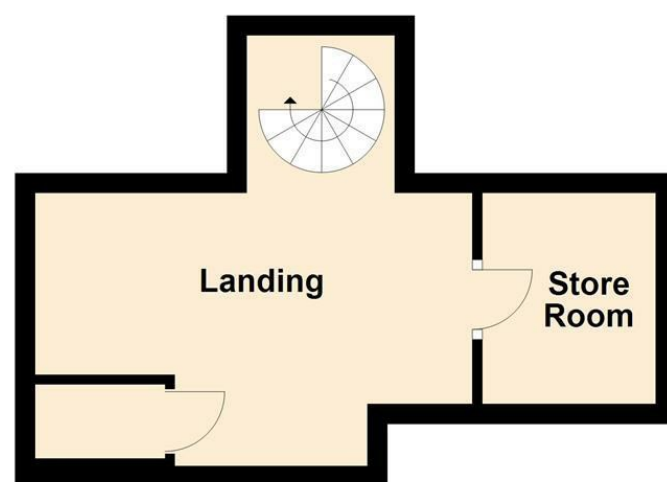
Ground Floor

Approx. 457.9 sq. feet



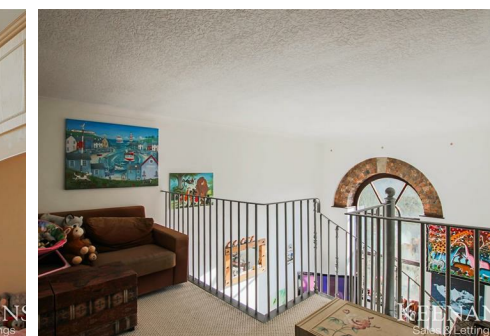
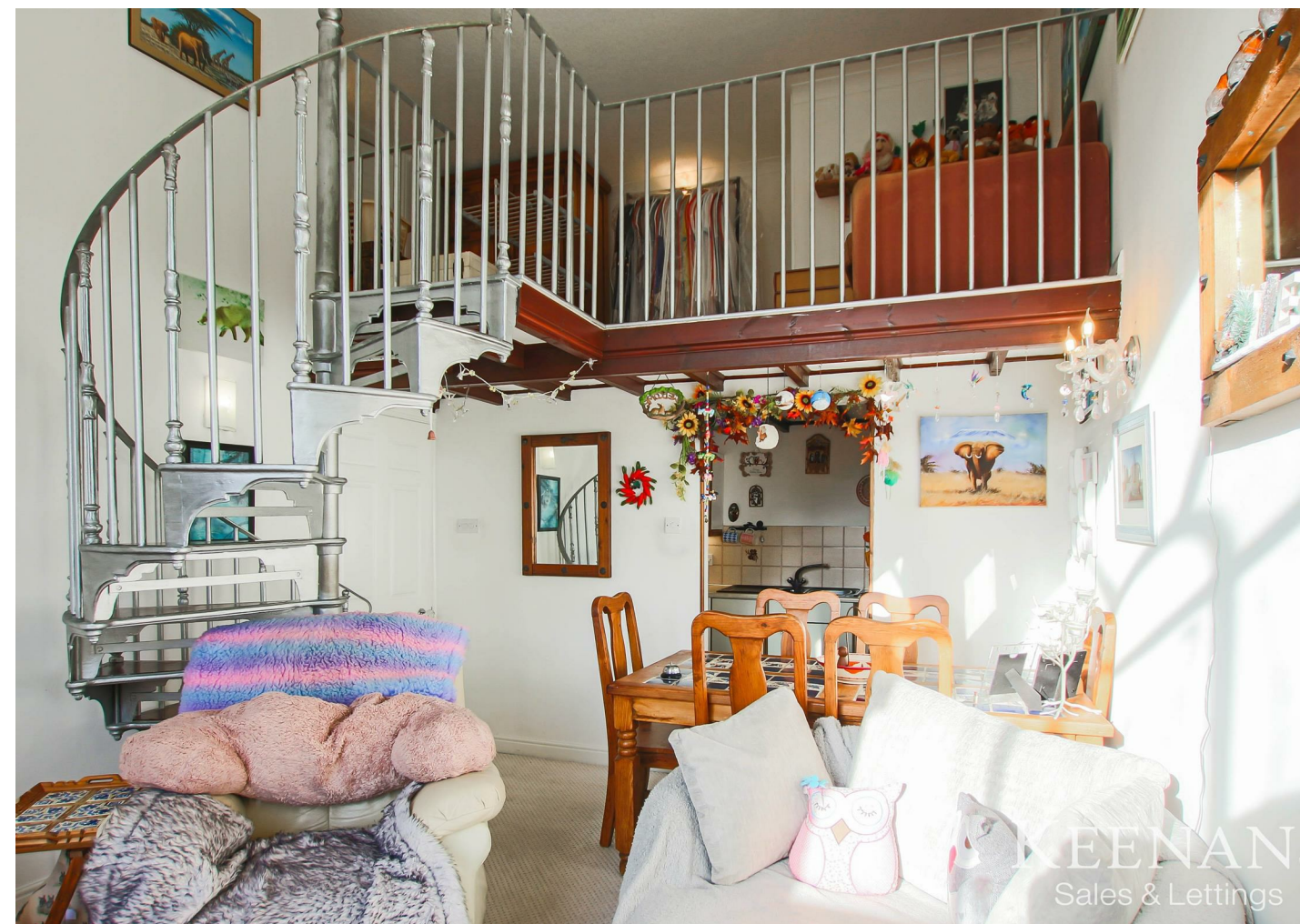
First Floor

Approx. 189.5 sq. feet



Total area: approx. 647.4 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

The Spinnings, Summerseat, BL9 5QW

£180,000

BEAUTIFULLY MAINTAINED TWO BEDROOM APARTMENT

Commanding a stunning location in Summerseat, Bury, this two-bedroom apartment flows internally with deceptively spacious living accommodation with lovely interior, modern fixtures and fittings, beautiful views and two bedrooms to create a wonderful home. With easy access to local amenities and schools this property is perfect for a couple looking to downsize or first time buyer looking to start their journey on the property ladder.

The property briefly comprises; entrance into the hallway providing access to a bedroom, wet room and reception room. The reception room leads to a kitchen and stairs to the first floor. The first floor has a storage cupboard and a second bedroom. Externally, this apartment also benefits from a garage being included, perfect for extra storage space!

For further information or to arrange a viewing, please contact our Bury team at your earliest convenience.

The Spinnings, Summerseat, BL9 5QW

£180,000



- EPC TBC
- Council Tax Band C
- Leasehold Property
- Garage
- Envious Views Over The River

Ground Floor

Hallway

9'2 x 8'7 (2.79m x 2.62m)

Hardwood double glazed frosted door, central heating radiator exposed beams, door to shower room, bedroom one and reception room.

Shower Room

7'6 x 5'7 (2.29m x 1.70m)

Central heating towel rail, rainfall shower, vanity top wash basin with mixer tap, dual flush WC, exposed beams, tiled floor.

Bedroom One

12'5 x 8'7 (3.78m x 2.62m)

Hardwood double glazed window, central heating radiator, fitted wardrobes.

Reception Room

15'7 x 11'6 (4.75m x 3.51m)

Hardwood double glazed window, central heating radiator, coving, open to reception room, stairs to the first floor.

Kitchen

9'0 x 5'6 (2.74m x 1.68m)

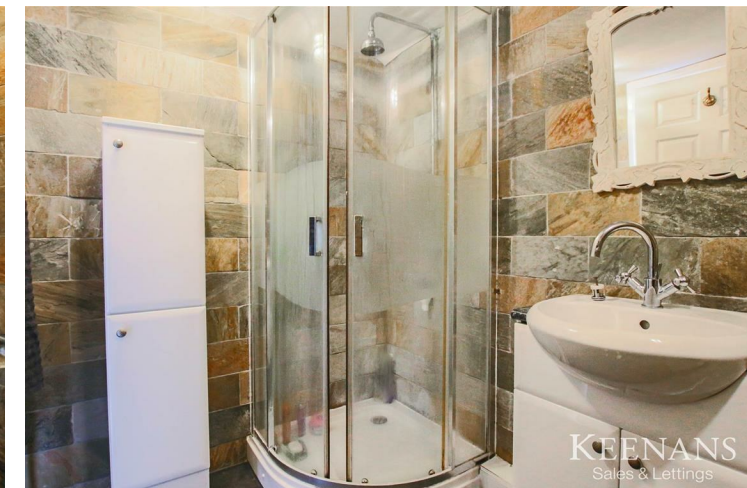
Mix of wall and base units, space for oven, space for fridge/freezer, electric hob, one and a half sink with drainer and mixer tap, tiled splash backs, tiled floor.

First Floor

Store Room

6'11 x 5'10 (2.11m x 1.78m)

Loft hatch, fitted wardrobes.



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