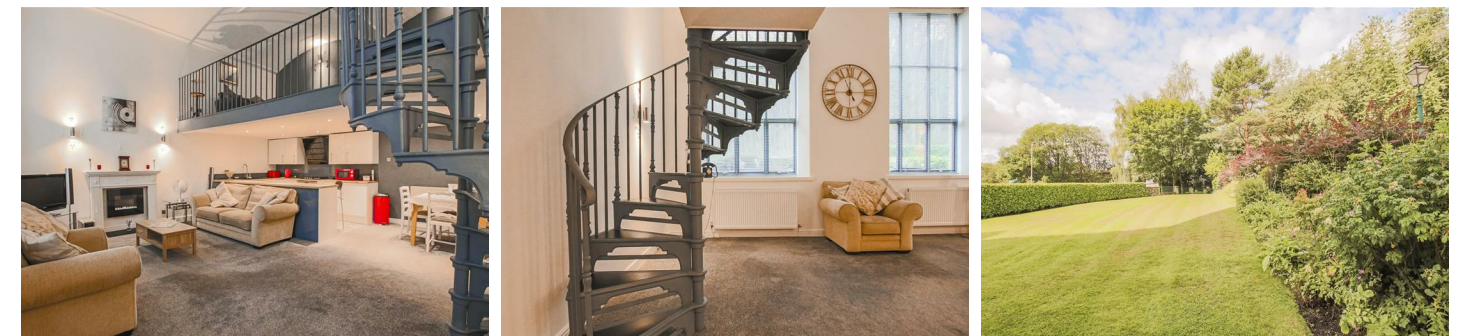


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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.

## Waterside Road, Summerseat, BL9 5QW

### £250,000

BEAUTIFULLY PRESENTED TWO BEDROOM DUPLEX APARTMENT

This two bedroom apartment in a grade 2 listed mill conversion is being proudly welcomed to the market. Situated in the picturesque village of Summerseat, right on the riverbank surrounded by beautifully maintained gardens. In close proximity to all local amenities, well regarded schools and major commuter routes. The property boasts a newly fitted kitchen, a spacious reception room and ample storage space throughout.

Comprising briefly, to the ground floor; entrance via the main door with intercom into the communal hallway. The front door opens to a hallway which has doors to the kitchen living, both bedrooms and the main shower room. The kitchen living has spiral stairs up to the second reception room and the utility room. The main bedroom has a door to the en suite and stairs to the dressing room. Externally, the property has gated off road parking and communal gardens.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Waterside Road, Summerseat, BL9 5QW

£250,000



- Impressive Duplex Apartment
- Lovingly Maintained Throughout
- Beautiful Communal Gardens
- EPC Rating C
- Two Bedrooms & Two Bathrooms
- Open Plan Living
- Tenure Leasehold
- Contemporary Fitted Kitchen
- No Chain Delay
- Council Tax Band D

## Entrance Hall

11'4 x 7'06 (3.45m x 2.29m)

Hardwood front door, central heating radiator, doors leading to kitchen/living area, two bedrooms and bathroom.

## Living Area

20'3 x 19'6 (6.17m x 5.94m)

Two hardwood single glazed windows, three central heating radiators, electric fire, spiral staircase to reception room two and open to kitchen.

## Kitchen

10'1 x 7'10 (3.07m x 2.39m )

Mix of wall and base units, laminate worktops, one and a half bowl stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, spotlights and laminate flooring.

## Reception Room Two

19'7 x 10'8 (5.97m x 3.25m)

Two feature wall lights and door to utility.

## Utility

10'6 x 7'6 (3.20m x 2.29m )

Boiler, plumbing for washing machine and storage.

## Bedroom One

13'9 x 11 (4.19m x 3.35m )

Hardwood single glazed window, central heating radiator, stairs to dressing room and door to en suite.

## En Suite

8'4 x 6'7 (2.54m x 2.01m )

Central heated towel rail, tiled panel bath with mixer tap and overhead rinse head, dual flush WC, wash basin with mixer tap, fully tiled elevations, spotlights and tiled flooring.

## Dressing Room

11 x 8 (3.35m x 2.44m)

Mezzanine above bedroom one and fitted wardrobes.

## Bedroom Two

9'9 x 7'10 (2.97m x 2.39m)

Hardwood single glazed window and central heating radiator.

## Shower Room

6'7 x 5'7 (2.01m x 1.70m )

Central heated towel rail, double direct feed shower, wall mounted wash basin with mixer tap, dual flush WC, fully tiled elevations, spotlights and tiled flooring.

## Exterior

Communal gardens and allocated parking.

