



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			70
(55-68) D		46	
(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

### Offers Over £170,000

THE PERFECT APARTMENT IN A PICTURESQUE LOCATION

Situated within the most desirable location and offering spacious rooms throughout, this stylish one bedroom apartment is being proudly welcomed to the market in the sought after location of Summerseat. With gated access, detached garage and stunning communal gardens, this property is the perfect home for any couple of single occupant truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, double bedroom and bathroom. The reception room leads on to a kitchen and houses a beautiful cast iron spiral staircase on to the mezzanine. The mezzanine leads on to a study area which has access to a large store room. Externally, there are beautiful communal gardens, gated off road parking and access on to an additional garage.

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



# Waterside Road, Summerseat, BL9 5QW

## Offers Over £170,000



- Beautifully Presented Apartment
- Modern Fitted Kitchen
- Gated Off Road Parking and Detached Garage
- EPC Rating E
- One Bedroom
- Added Mezzanine and Study
- Tenure Leasehold
- Three Piece Bathroom
- Stunning Communal Gardens
- Council Tax Band C

### Entrance Hall

8'10 x 8'7 (2.69m x 2.62m )  
Hardwood front door, dado rail, wood effect flooring, doors to reception, bedroom one and bathroom.

### Reception Room

15'9 x 11'4 (4.80m x 3.45m )  
Hardwood double glazed window, electric heater, dado rail, television point, wood effect laminate flooring, open access to kitchen and spiral staircase to first floor.

### Kitchen

9'2 x 5'7 (2.79m x 1.70m )  
Range of high gloss wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood.

### Bedroom One

12'6 x 8'10 (3.81m x 2.69m )  
Hardwood double glazed window, electric heater, ceiling fan, dado rail and fitted wardrobes.

### Bathroom

6'9 x 5'7 (2.06m x 1.70m )  
Central heated towel rail, panel bath with mixer tap and overhead rinse head, wall mounted wash basin with mixer tap, low base WC, tiled elevations, spotlights, extractor fan, PVC to ceiling, under unit lighting, spotlights and wood effect lino flooring.

### First Floor

#### Mezzanine/Bedroom Two

14'3 x 8'10 (4.34m x 2.69m)  
Smoke detector, feature wall light, boiler cupboard, integrated shelving and door to study.

#### Study

8'10 x 5'10 (2.69m x 1.78m)  
Feature wall light, wood effect lino flooring and UPVC double glazed frosted window with access to storage space.

### Exterior

Gated off road parking, garage and communal gardens.

