

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.

Waterside Road, Summerseat, BL9 5QW

Offers Over £190,000

REMARKABLE APARTMENT WITH VIEWING ESSENTIAL

Nestled on the charming Waterside Road of Summerseat, Bury, lies a truly remarkable property waiting to be called home. This exquisite apartment, set within a converted old mill, exudes character and history, offering a unique living experience like no other.

As you step inside, you are greeted by a spacious and bright interior, illuminated by large windows that flood the space with natural light, creating a warm and inviting atmosphere. The modern decor and high-end appliances seamlessly blend the old-world charm with contemporary convenience, providing the perfect balance of style and functionality.

Privacy and security are paramount in this residence, with private gated access ensuring peace of mind and a garage offering convenience for your vehicle. Additionally, the property's prime location right on the River Irwell not only provides picturesque views but also offers a tranquil setting for leisurely strolls or relaxing moments by the water's edge.

Don't miss this rare opportunity to own a piece of history in a sought-after location. Embrace the unique charm and modern comforts this apartment has to offer, creating a lifestyle that is both sophisticated and serene.

If you would like any further information or have any questions at all please feel free to contact our Bury branch at your convenience.

Waterside Road, Summerseat, BL9 5QW

Offers Over £190,000



- Remarkable Apartment
- Three Piece Bathroom
- Modern Decor Throughout
- EPC Rating: C
- Two Reception Rooms
- Own Garage
- Tenure Leasehold
- Utility Room
- Gated Premises
- Council Tax Rating: C

Hall

Hardwood door to enter, central heated radiator, LED spotlights, doors to reception room one, bedroom one, bathroom and engineered oak flooring.

Reception Room One

15'8 x 11'11 (4.78m x 3.63m)

Hard wood double glazed window, central heated radiator, LED spotlights, engineered oak flooring, stairs to first floor and door to kitchen and reception room two.

Reception Room Two

13'6 x 9 (4.11m x 2.74m)

Hardwood double glazed window, central heated radiator, LED spotlights and engineered oak flooring.

First Floor

Bedroom One

12 x 8'6 (3.66m x 2.59m)

UPVC double glazed window, central heated radiator, fitted wardrobe, en suite and laminate flooring.

En-Suite

9'6 x 5 (2.90m x 1.52m)

Central heated radiator, vanity top wash basin with mixer tap, dual flush WC, coving, direct feed shower, tiled elevation, extractor fan, tiled flooring and LED spotlights.

Kitchen

9'9 x 5'3 (2.97m x 1.60m)

High gloss wall and base units with hardwood worktops, four point BOSH gas hob, single BOSH oven, extractor hood, sink with mixer taps, integrated BOSH fridge freezer, tiled splash back, LED spotlights, under unit LED spotlights and engineered oak flooring. (All appliances new as of March2024)

Utility

11'9 x 5'9 (3.58m x 1.75m)

Laminate base units and worktops, plumbing for a washing machine, laminate flooring and exposed brick.

Family Bathroom

7'11 x 5'4 (2.41m x 1.63m)

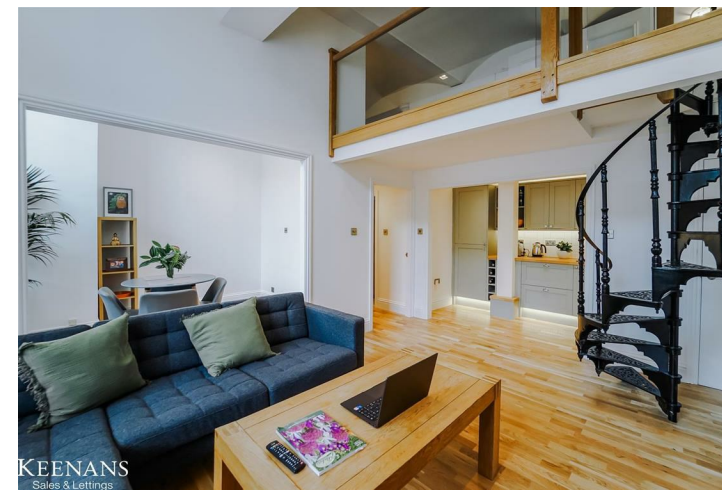
LED spotlights, dual flush WC, central heated towel rail, vanity top wash basin with mixer taps, extractor fan, panel bath with mixer taps and direct feed overhead rainfall shower plus rinse head, tile splash back and tiled flooring.

External

Use of large communal gardens and parking space included.

Rear

Storage with access to a bin storage, garages and gated access to the compound.



Tel: 01617510340

www.keenans-estateagents.co.uk