

**THE SPINNINGS WATERSIDE ROAD, SUMMERSEAT  
BL9 5QW**



- 2 Bedroomed Apartment
- Ground Floor
- No Onward Chain
- Sought After Location
- Secure Gated Parking
- Requires Refurbishment
- Stunning Mill Conversion
- Must be Viewed



**£160,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Number 1 The Spinnings, Summerseat is a lovely conversion of the former Cotton spinning mill. Situated in the sought after village of Summerseat this apartment is located in a secure and gated development. Located close to the motorway network and transport links as well as easily access to Ramsbottom, Holcombe Brook and Bury. This apartment is a ground floor 1-2 bedroom apartment. In need of refurbishment throughout this property is offered with No Onward Chain. Briefly comprising of; communal entrance and hallway, L-Shaped hallway. master bedroom with En suite shower room. family bathroom, open plan living area with dining area and access to the kitchen. A spiral stair case leads to the galleries landing and 2nd Bedroom (no window). Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** L shaped.

**Open Plan Living Area** 19' 5" x 11' 10" (5.91m x 3.60m) Open plan living area with dining area, lounge area and access to Kitchen with a range of wall and base units. Stainless steel sink. Electric hob and oven. Spiral stair case to mezzanine level, windows to front elevation.

**Master bedroom** 11' 10" x 10' 5" (3.60m x 3.17m) Built in wardrobes. Window to front elevation. Door leading to en suite shower room;

**En-suite** Comprising shower cubicle, wash hand basin and Low flush Wc.;

**Bathroom** Three piece suite comprising panelled bath. wash hand basin and low flush WC

**Upstairs Bedroom** 15' 0" x 9' 4" (4.57m x 2.84m) This room is utilised as a bedroom but does not have any windows.

**Externally** The property has a large car park and communal gardens.

**Price** £160,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 199 year term which started on 1st January 1996, meaning that there are 160 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,289 (at the time of writing).

**Flood Risk** Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "low" risk of flooding.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

