



# Riverside Drive

SUMMERSEAT



## A Gentle Arrival

As Riverside Drive curves into its cul-de-sac, the world seems to soften around it. Mature trees frame the approach, countryside folding in close, and birdsong carries softly through the air. Off-road parking sits neatly in place for two cars, with additional space nearby for visiting family and friends, while the surrounding landscape sets a calm and reassuring tone long before the front door appears.



## Panoramic Views

The front door opens into a practical porch, a gentle pause between outdoors and in. Coats are slipped off, shoes set aside, and from here the eye is drawn forward straight through the home, towards the garden beyond. It's this long, uninterrupted sightline that first makes its impression, a promise of light and space waiting to unfold.

## Come Together

The lounge is warm and welcoming, its atmosphere shaped by both comfort and character. Laminate flooring stretches underfoot, while a generous bay window frames leafy views to the front, filling the room with soft daylight. As evening falls, the central light overhead settles the space into something quieter and more intimate.

A feature fireplace sits proudly against a slate backdrop, an electric stove thoughtfully chosen to echo the charm of a log fire. Nearby, the staircase rises as a traditional architectural feature. This is a space made for lingering: fireside evenings, dogs at ease, films playing softly as the outside world fades into the background.





## Heart Of The Home

Partially glazed doors open from the lounge into the heart of the home, and the mood shifts effortlessly into sociable, light-filled living. The kitchen opens to the left, grounded by laminate flooring throughout, complemented by modern pale grey handle-less cabinetry, and complete with quartz worktops and crisp metro detailing. Everything is quietly efficient here, from the induction hob and integrated appliances to a tucked-away coffee station that keeps daily rituals smooth and unhurried.

The sink sits beneath a wide window, overlooking the upper terrace of the garden, where sky, trees and light play together throughout the day. Even the simplest tasks feel slower here, softened by shifting views and familiar birdsong.



## Dining In Style

Beyond the breakfast island, the dining area stretches comfortably, ready to host family and friends and easy conversation. Spotlights overhead bring warmth as daylight dips, while double doors open straight out onto the patio, blurring the edges between inside and out.

This is a home built for entertaining, where meals often wander into the garden and evenings settle naturally around shared space. Wine glasses linger on the island, the doors open wide, and the soundtrack is simply the valley beyond.





## Space to Enjoy

The conservatory extends the living space further, its partially glazed roof and wrap-around windows welcoming light from every angle.

Roller blinds offer privacy when needed, but the connection to the garden remains constant. Used over time as a reading room and a home office, this space adapts easily, shaped by the rhythm of life.

From here, access leads into a practical utility room and downstairs WC. Finished in clean white cabinetry with black worktops and a generous Belfast sink, it's a hardworking space designed to quietly support the home, keeping everyday tasks tucked out of sight.





## Refresh & Revive

Grey plush carpet softens the staircase and landing above, where natural light filters down, and the home settles into something calmer. Storage is thoughtfully placed, and the layout flows easily from room to room.

The principal bedroom overlooks the rear garden and terraces beyond, a peaceful retreat framed by a large window and softened by trees. Grey tones keep the space restful, while a cleverly built walk-in wardrobe sits neatly above the staircase, allowing the room to remain uncluttered and serene.

Close by, the family bathroom feels airy and grounding. Karndean flooring anchors the space, large white tiles lift the walls, and a mosaic feature adds texture without distraction. Two windows fill the room with daylight, while the WC is tucked away discreetly, creating a space well-suited to both busy mornings and long, unwinding baths.





## Rest & Retreat

Across the landing, bedroom two at the front enjoys wide views of trees and countryside beyond. Neutral décor is lifted with a deep green feature wall, grounding the room and creating a calm, earthy feel.

There is ample space here for a generous bed and additional furniture, with the light changing gently throughout the day.

Further along, the fourth bedroom presents itself as a spacious guest room, home office, or hobby space. Finished in soft greys, it feels flexible and open, ready to evolve as needs change.

Stepping slightly down, the third bedroom offers its own quiet charm. Soft oatmeal carpet underfoot, fitted wardrobes lining one wall, and a large window overlooking the front of the property create a cosy yet open retreat, perfect for guests or growing family members.





# A Garden Of Possibility

From the kitchen, doors open onto the first patio, dappled by the canopy of surrounding trees yet still open to wide skies above. A gentle rise leads to a lifted patio area, where planters bring colour and texture through the seasons, and seating feels naturally at home.

Around the corner, metal steps, softly lit by solar lights, guide the way to the upper tier of the garden. Here, a shingled walkway opens to a private nook overlooking treetops and rooftops beyond. Vegetable beds and a bird-feeding station sit alongside a rustic log shed, while a fully powered garden room rests at the far edge, warmed, lit and ready to become a studio, retreat, or fireside evening hideaway. From this vantage point, the whole house and garden unfold below, framed by sky and leaves.





# Out & About

Discover the enduring appeal of Summerseat, where village charm, open countryside and a strong sense of community come together to create an enviable family lifestyle. From Crosfield Avenue, everyday walks are a pleasure, whether meandering along the banks of the River Irwell or exploring the surrounding farmland and woodland trails that weave through the Irwell Valley. For relaxed afternoons outdoors, nearby Nuttall Park is ideal for children, dog walks and summer picnics.

Those seeking bigger views and weekend adventures will enjoy easy access to Holcombe Hill and the iconic Peel Tower, offering panoramic scenery across the West Pennine Moors. Slightly further afield, Jumbles Reservoir and Country Park provides a wildlife-rich setting with circular walking routes, café stops and family-friendly paths, all within around fifteen minutes' drive.

Summerseat is well served for food and drink. Al Bosco, the village's much-loved Italian restaurant, is a firm favourite for relaxed evenings and authentic Sicilian flavours. The local garden centre offers more than just plants, with a popular café perfect for coffee, cake or weekend brunch. When it's time to unwind, both the Hamers Arms and the Footballers Inn are close by, offering welcoming atmospheres and classic pub charm.

A short drive opens up even more choice. Holcombe Brook, Greenmount and Ramsbottom are home to a mix of independent boutiques, artisan bakeries, beauty salons and well-known high street names, alongside lively bars and cafés such as The Hub Tea Rooms and The Bower Café & Bar. From family-friendly dining to cocktails with friends, everything is within easy reach.

Families are particularly well placed, with well-regarded schools nearby including Holcombe Brook Primary School, Summerseat Primary School and Woodhey High School. Independent education options are also close at hand, with both Bury Grammar School and Rawtenstall Grammar easily accessible.

Commuting is straightforward, with Junction 1 of the M66 less than a mile away, providing swift routes towards Manchester and beyond. Regular bus services connect Summerseat to Ramsbottom and Bury, where the wider Metrolink network offers further convenience, while future plans for Metrolink-connected commuter services via the East Lancashire Railway add to the area's long-term appeal.

From the moment you step through the front door, this home feels perfectly placed for family life. Tucked away on a peaceful cul-de-sac in the heart of Summerseat village, it offers the rare balance of countryside calm, village warmth and everyday convenience — a setting where families can truly settle and enjoy the years ahead.



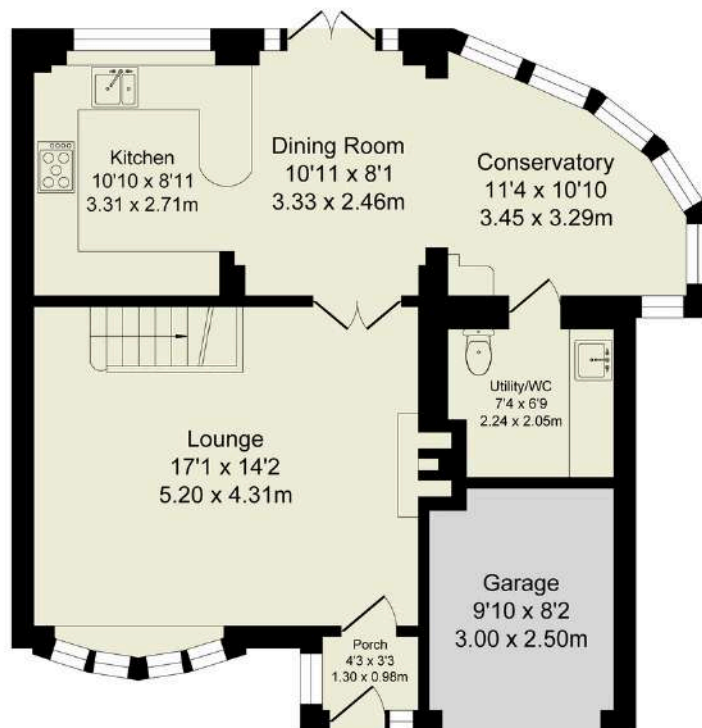
# The Finer Details

- Stunning Four Bedroom Detached Home
- Open Plan Kitchen / Dining Room with Conservatory
- Light-Filled Lounge with Bay Window and Focal Fireplace
- Downstairs WC and Utility Room
- South-West Facing Garden with Garden Room with Power
- Garage & Driveway Parking for 2 Vehicles
- Quiet Cul-de-Sac with Countryside Views
- Set in the Sought-After Area of Summerseat
- Bury Council Tax Band E
- Freehold

**Total Approx. Floor Area 1270 Sq.ft. (118.0 Sq.M.)**

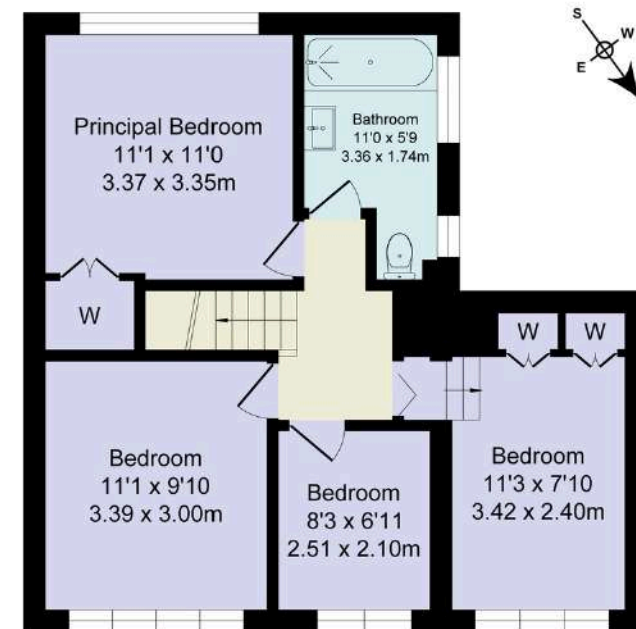
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**

Approx. Floor Area 718 Sq.Ft (66.7 Sq.M.)



**First Floor**

Approx. Floor Area 552 Sq.Ft (51.3 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

To view Riverside Drive,  
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