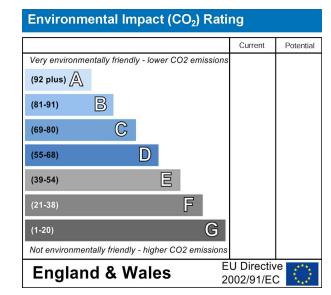
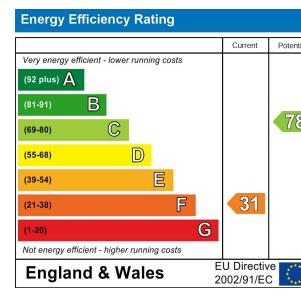


Directions

Postcode - BL0 9RQ What three words -
///safest.seeing.insisting



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.



CHARLES LOUIS

HOMES LIMITED



Mayfair 94 Summerseat Lane
Ramsbottom, Bury, BL0 9RQ

Price guide £725,000



- 'Mayfair' A Stunning 1920's Four Bedroom Detached Property
- Retaining Original Period Features Throughout
- Extensive Gardens To All Sides, With Two Garages & Driveway Parking
- Close To Local Amenities, Popular Schools, Restaurants & Transport Links
- Set On A Large Corner Plot, In A Quiet & Well Sought After Location
- Sold With No Onward Chain
- Two Reception Rooms, Kitchen & Utility Room With Downstairs WC
- Tenure - Freehold, Council Tax - Bury Band E, EPC rated F

Mayfair 94 Summerseat Lane

Ramsbottom, Bury, BL0 9RQ

A Rare Opportunity in Holcombe Brook

Set in extensive, mature gardens and occupying one of the area's most sought-after residential locations, this distinguished 1920s detached home comes to market for the first time in over 50 years. Custom built and full of character, the property combines original period features with sympathetic modern upgrades, offering versatile family living across four bedrooms and multiple reception spaces.

The property boasts two elegant reception rooms, a fitted kitchen with adjoining utility, a large contemporary bathroom, and a stunning oak staircase with barley sugar twist spindles. Outside, the wraparound gardens provide exceptional space, including two separate driveways, two detached garages, and excellent potential for extension (subject to consents).

Positioned on a prominent corner plot, with access from both Mayfield Road and Longsight Road (B6214), the home is within walking distance of local amenities and the highly regarded Holcombe Brook Primary and Woodhey High School. Excellent commuter links are close at hand with Bury, Bolton and the M66 motorway all easily accessible.

Porch

Welcoming entrance with original black-and-white tiled flooring and a feature internal door incorporating the builder's initial "H" for Hamer, flanked by glazed panels and side screens.

Hallway

5'11 x 11'1 (1.80m x 3.38m)

A bright central hall with engineered oak flooring, decorative niche and the standout barley sugar twist spindle staircase rising to the first floor.

Living Room

11'2 x 21'4 (3.40m x 6.50m)

A truly impressive principal reception room, designed for both everyday living and entertaining. The striking bay window floods the room with natural light, while the carved stone fireplace with arched inset provides a charming focal point. Twin oval side windows add unique character, and the original herringbone parquet flooring enhances the sense of quality and style. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living, perfect for family gatherings or summer evenings.



Dining Room

12'3 x 17'1 (3.73m x 5.21m)

This versatile second reception room is equally suited as a formal dining space, second sitting room or family lounge. A beautiful splay bay window to the front elevation adds depth and light, complemented by a polished granite fireplace with inset gas fire. Original leaded side windows frame the fireplace, further enhancing the room's period charm. Recently laid engineered wood flooring gives a modern finish, while the generous proportions make this a welcoming and adaptable space for entertaining guests or enjoying family meals.



Kitchen

15'9 x 8'1 (4.80m x 2.46m)

The rear-facing kitchen blends practicality with character, fitted in a cream shaker style with a combination of wall and display cabinets. Work surfaces run to two elevations, providing ample preparation space, and a rear bay window houses the sink, enjoying a pleasant outlook over the garden. Quality appliances include a five-ring Smeg gas hob, built-in oven and extractor. Glazed French doors open to the adjoining utility room, offering excellent potential for expansion or open-plan reconfiguration (subject to consents). Finished with durable Karndean flooring, this is a bright and functional heart of the home.



Utility Room

7'6 x 9'8 (2.29m x 2.95m)

A practical and versatile space with plumbing for appliances and access to a cloakroom/WC, store room and rear garden.

Downstairs WC

Modern two-piece suite with pedestal sink, WC and tiled finishes.

First Floor Landing

6'1 x 10'10 (1.85m x 3.30m)

Impressive walk-round landing with matching barley sugar balustrade, ornate ceiling rose and coloured leaded window.

Master Bedroom

12'2 x 13'11 (3.71m x 4.24m)

Generous double with dual-aspect windows to front and side.



Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)

A double with fitted wardrobes and front-facing window.

Bedroom Three

11'1 x 6'2 (3.38m x 1.88m)

A rear-facing single with dual aspect and laminate flooring.



Bedroom Four

11'1 x 6'2 (3.38m x 1.88m)

Front-facing single with fitted wardrobe, overhead storage and unique triangular window.

Family Bathroom

10'6 x 5'11 (3.20m x 1.80m)

Contemporary three-piece suite including dual-end bath, rainwater shower with glass screen, inset basin with storage, and WC. Finished with black sparkle-effect tiled flooring.



Gardens

Left Side Garden

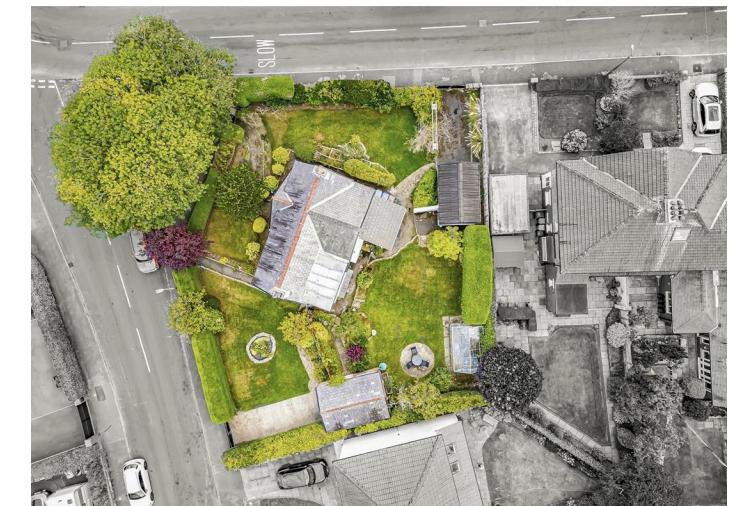
Lawned area bordered by hedging with access to a driveway and detached single garage with power and light.

Right Side Garden

A substantial garden with ornamental pond, further driveway parking and a second detached garage. Excellent potential for extension (subject to planning).

Rear Garden

A private, enclosed space with central lawn, greenhouse, seating area and ornamental planting, creating a true garden retreat.



Alternative View



Front External

Attractive, well-screened garden with winding pathways, mature planting and a striking Monkey Puzzle tree.