



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

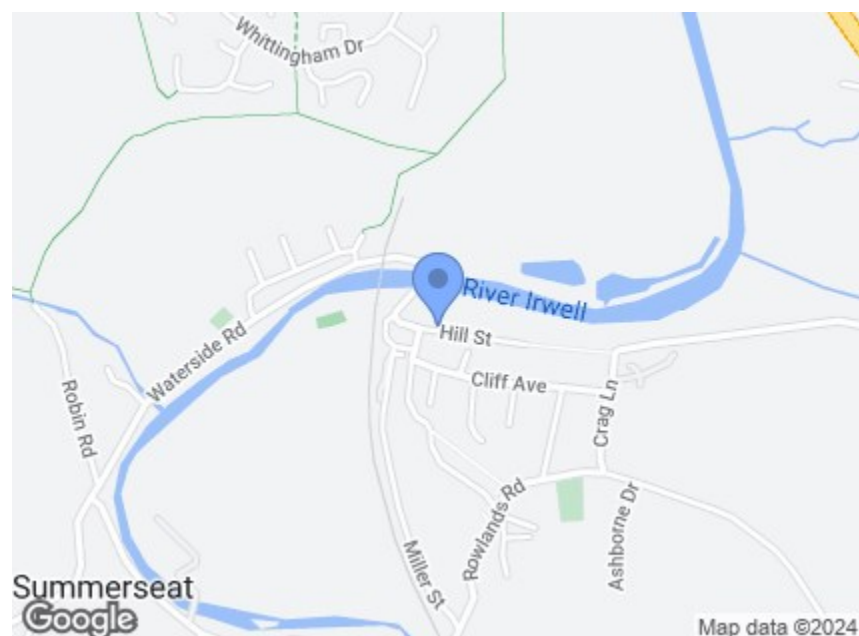
CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 71 m²/771 sq ft
FLOOR 1: 11 m²/120 sq ft, FLOOR 2: 31 m²/337 sq ft, FLOOR 3: 29 m²/314 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Once on Bridge St turns slightly left and becomes Peel Brow, slight right onto Bury New Rd. Turn right onto Manchester Rd/A56 and then turn right onto Bass Ln. Bass Ln turns left and becomes Crag Ln, next turn right onto Cliff Ave and then right onto Pollards Ln. Finally turn right onto Hill St.

16 Hill Street
Summerseat, Bury, BL9 5PL

Price guide £270,000



- Immaculate, Recently Refurbished Period Stone Cottage
- A Highly Sought After Village Location
- Courtyard To Rear With Countryside Views & Parking
- Walking Distance To River Irwell & Stunning Countryside Views
- Set Over Three Levels With Two Double Bedrooms
- Sold with no chain
- Gas Central Heating & Double Glazing Throughout
- A Must See!!! Viewing Is Essential to Appreciate Location & Charm

16 Hill Street

Summerseat, Bury, BL9 5PL

****A MUST SEE!!!**RECENTLY REFURBISHED & WELL PRESENTED STONE COTTAGE**SET OVER THREE LEVELS WITH TWO DOUBLE BEDROOMS**STUNNING COUNTRYSIDE VIEWS CLOSE TO RIVER IRWELL**A stunning stone cottage that has recently undergone extensive renovations and is now available with no chain. Situated in the idyllic village of Summerseat within the Brooksbottom Conservation area, this property exudes charm with its modern interior whilst holding onto the original features.**

Boasting a substantial refurbishment, the residence is perfectly positioned for easy access to excellent local schools, as well as convenient links to Bury town centre and Ramsbottom. The village itself is steeped in history, surrounded by lush woodlands, and features various local walks for outdoor enthusiasts.

Nestled on a spacious corner plot, the property provides parking for two cars. The accommodation includes a welcoming lounge, a kitchen diner, a convenient utility area, and a newly renovated three-piece bathroom on the lower level. Ascending to the first floor reveals two generously sized bedrooms.

Externally, the property boasts a private rear garden featuring a patio and slate, creating an ideal space for enjoying summer evenings. The home is equipped with gas central heating and benefits from double glazing. Notable renovations include a new roof, windows, doors, carpets, kitchen, and bathroom, ensuring that the property is move-in ready for those seeking a rural retreat without the hassle of additional work.

Charles Louis Homes invites you to explore the beauty and comfort of this thoughtfully updated Stone Cottage.

Living Room

13'0 x 14'6 (3.96m x 4.42m)

With a front facing uPVC front door and double glazed window, original beams and fire place, radiator, inset ceiling spot lights, power points and stairs ascending to the second floor.



Kitchen Diner

10'9 x 9'3 (3.28m x 2.82m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, sink and drainer with a mixer tap, range style oven with a gas hob and extractor fan, space for a fridge and freezer, inset ceiling spot lights.



Lower Ground Floor

Access to Family Bathroom and access to rear courtyard.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

Vinyl flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath, low flush WC and a hand wash basin with vanity.



Upper Floor

Access to two double bedrooms

Master Bedroom

13'9 x 12'10 (4.19m x 3.91m)

Front facing uPVC double glazed window, original beams, radiator, power points and inset ceiling spot lights.



Bedroom Two

13'9 x 9'3 (4.19m x 2.82m)

Rear facing uPVC double glazed window, original beams, radiator, power points and fitted wardrobes.



Courtyard

Flagged courtyard with boarders and shrubs with stunning views over river irwell and countryside.



Countryside Views



Front External

Flags leading to front door and seating area.

Tenure - Freehold
Council Tax - Bury Band C