



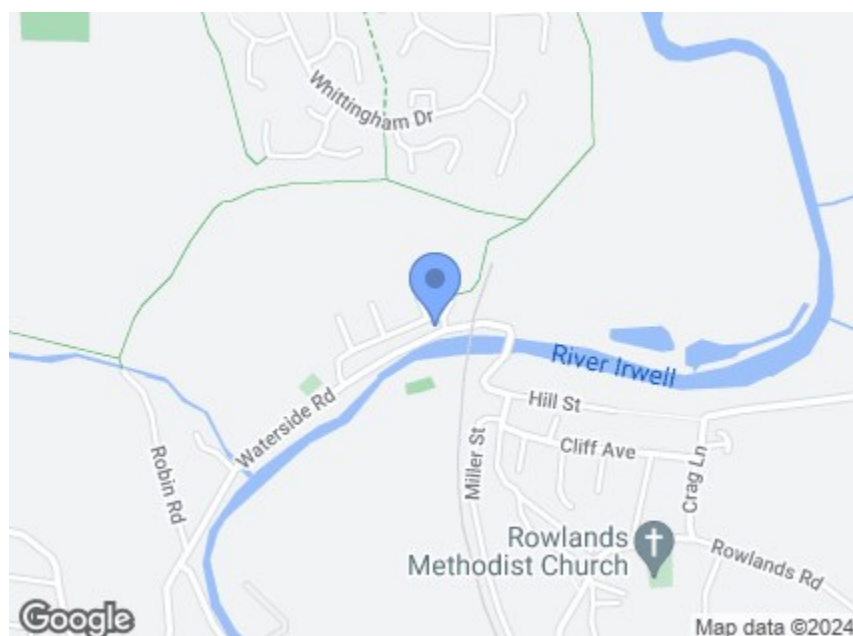
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**CHARLES LOUIS**  
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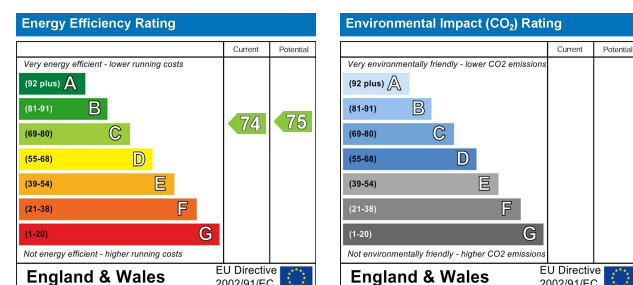


GROSS INTERNAL AREA  
TOTAL: 122 m<sup>2</sup>/1,318 sq ft  
FLOOR 1: 81 m<sup>2</sup>/874 sq ft, FLOOR 2: 41 m<sup>2</sup>/444 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge. Bridge St turns slightly left and becomes Peel Brow. Take a slight right onto Bury New Rd and turn right onto Manchester Rd/A56. Next turn right onto Bass Ln, Bass Ln turns left and becomes Crag Ln. Then turn right onto Cliff Ave and right onto Pollards Ln. Next turn left onto Hill St, Hill St turns right and becomes Waterside Rd. Destination will be on the right



## No 2 The Spinnings Waterside Road Summerseat, Bury, BL9 5QW

Offers in the region of £255,000



- Stunning ground floor apartment with Stunning views
- Modern open plan living spaces
- Sold With No Chain
- Available with no chain
- Set in the elegant and historic former Joshua Hoyles Mill (1876)
- Well established community
- Easy access to beautiful countryside walks and local villages
- Allocated Secure Parking including Visitor Parking

# No 2 The Spinnings Waterside Road

Summerseat, Bury, BL9 5QW

\*\*\*SOLD WITH NO CHAIN\*\*LUXURY TWO BEDROOM APARTMENT\*\*SEMI RURAL LOCATION\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\*\*Charles Louis Homes are delighted to present this luxury two bedroom ground floor apartment in a prestigious building and very sought after location.

Situated in the fantastic redevelopment of the 1876 build Joshua Hoyles Mill, the location boasts immediate countryside and riverside vistas, with easy access to the historic villages of Greenmount and Summerseat.

Viewing is highly recommended to fully appreciate this home and surroundings, however the apartment itself briefly comprises of: Open plan living, kitchen and dining area with access to the main mezzanine living space. Two double bedrooms, the master bedroom containing a feature secondary mezzanine space, which benefits from fitted wardrobes, family bathroom finished to a high standard and a utility room.

## Entrance Hallway

The feature entrance hall to the building is imposing and in keeping with the original building's grandeur.

## Living Area

19'7 x 12'8 (5.97m x 3.86m)

Dual aspect windows present views to the communal gardens and provide a light and airy atmosphere in the modern open plan living area. A feature spiral staircase leads to the mezzanine area, providing more space for family life.

## Mezzanine Area

With two wall lights, power points and access to a utility room.

## Kitchen

10'2 x 8'3 (3.10m x 2.51m)

A modern fitted kitchen overlooks the downstairs living area and contains all the aspects you would expect from an apartment of this standard. Inset sink and drainage area, wood effect worktops, integrated electric oven and gas hob with extractor hood, and integrated refrigerator.

## Master Bedroom

13'11 x 10'11 (4.24m x 3.33m)

A spacious master bedroom with a large window, in keeping with the building's proportions, providing plenty of light with views over the communal gardens. A mezzanine level provides further storage space and a delightful feature in this superb home.

## En Suite

8'5 x 6'6 (2.57m x 1.98m)

The modern en-suite bathroom is finished to a high standard, it is fully tiled and features a heated towel rail, inset spotlights, panel enclosed bath, low flush WC and hand wash basin with vanity unit.

## Bedroom Two

9'10 x 7'5 (3.00m x 2.26m)

A further double bedroom contains a window with garden views, radiator, ceiling light and power points.

## Bathroom

6'6 x 5'4 (1.98m x 1.63m)

High specification modern bathroom, fully tiled with heated towel rail, inset spotlights, large walk-in shower cubicle and hand wash basin with vanity unit.

Council Tax - Bury Band D

Tenure - Leasehold