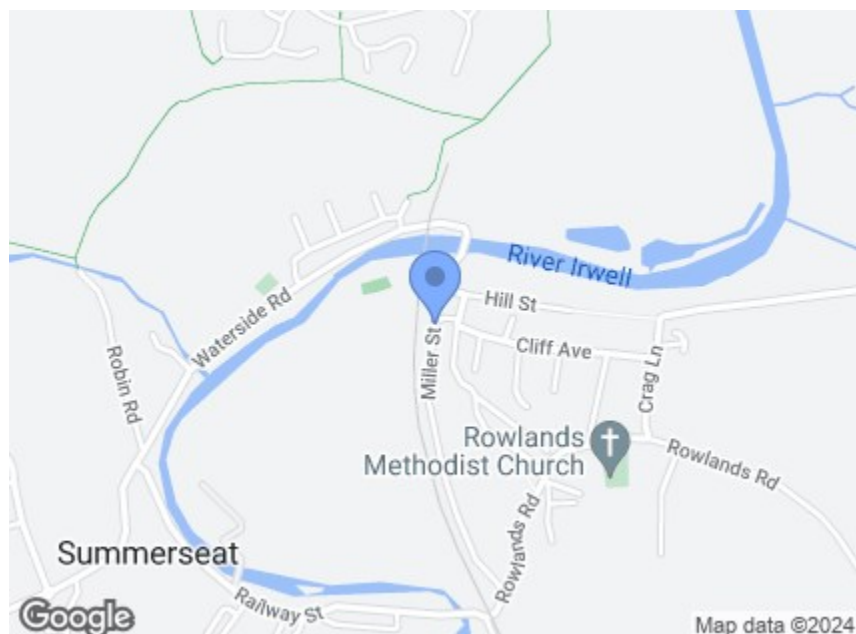
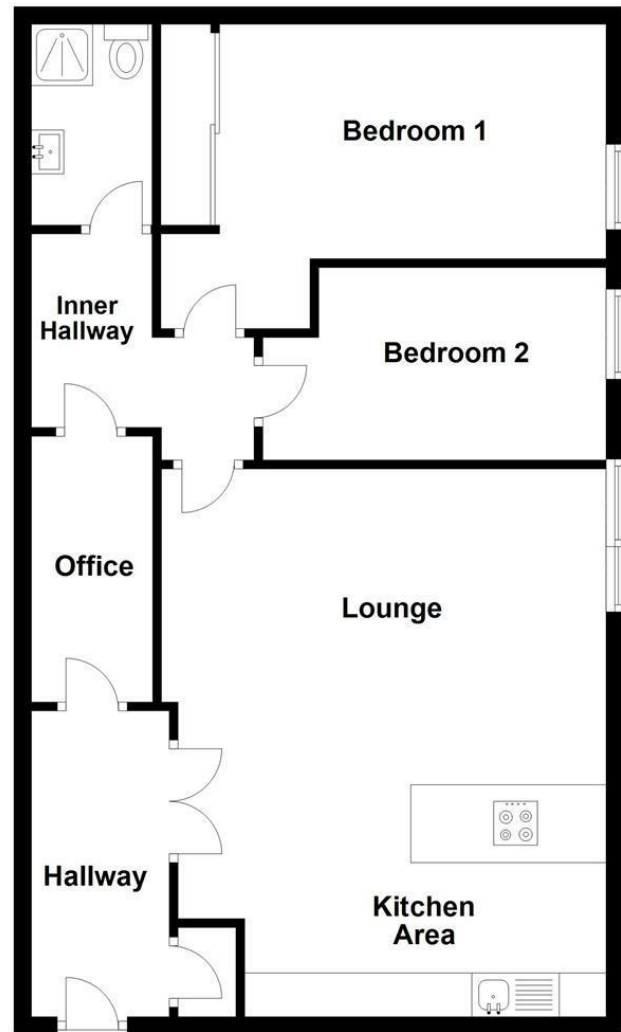


Ground Floor



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, then 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. Turn right onto Cliff Ave and then turn left onto Pollards Ln. Destination will be on the right

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.



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Victorian Lanterns Miller Street , Bury, BL9 5PX

£950 Per month



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- MODERN KITCHEN AND BATHROOM
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- IMMACULATELY PRESENTED
- TWO BEDROOMS PLUS OFFICE
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY

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, Bury, BL9 5PX

** A TRULY SUPERB GROUND FLOOR APARTMENT LOCATED IN SUMMERSEAT VILLAGE **

Charles Louis Lettings are delighted to offer for let this superb ground floor apartment located in the heart of the popular village of Summerseat.

Recently renovated throughout with an immaculate modern interior, the property has the benefit of gas fired central heating, double glazing, secure gated parking and intercom security system. The accommodation comprises of entrance hallway, open plan lounge/dining/fully fitted kitchen area with a full range of high gloss kitchen wall and base units and a full range of integral appliances and breakfast bar, two double bedrooms with the main having a range of mirrored fitted robes, a further room that may be utilised for a number of purposes and a three piece main bathroom has been finished to a high standard.

Located within the heart of Summerseat within this popular development, viewing is highly recommended to appreciate the size and quality of the accommodation on offer. Please contact our Tottington office for further details.

Entrance Hall

5'2 x 11'6 (1.57m x 3.51m)

Laminate wood effect flooring, inset ceiling spotlights, radiator and storage cupboard housing a tumble dryer.



Open Plan Living & Kitchen Area

Lounge Area

16'4 x 10'3 (4.98m x 3.12m)

With a front facing uPVC arched windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points



Alternative View



Kitchen Area

13'7 x 10'3 (4.14m x 3.12m)

With a front facing, uPVC double glazed arch window, laminate wood effect flooring and power points. A range of wall and base units with solid wood work surfaces, inset ceramic sink with drainer, built in electric eye level double oven, induction hob with overhead extractor, integrated dishwasher, washing machine, microwave / rotisserie oven and fridge freezer.



Alternative View



Inner Hallway

With wood effect laminate flooring leads to both bedrooms, the bathroom and the office

Master Bedroom

14'2 x 8'8 (4.32m x 2.64m)

With a front facing uPVC double glazed arched window, inset ceiling spot lights, fitted wardrobes, radiator and power points



Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

With a front facing uPVC double glazed arched window, inset ceiling spot lights, radiator and power points



Office

4'7 x 10'0 (1.40m x 3.05m)

With inset ceiling spot lights, power points and a drop leaf table top/desk



Shower Room

4'9 x 6'9 (1.45m x 2.06m)

Fully tiled with a heated towel rail, extractor fan, walk in shower with waterfall shower head and an additional hand held attachment, low flush WC and a hand wash basin with pedestal.



Parking

1 Allocated parking space is provided with the apartment and visitor parking is available.



Access

Access to the property is via secure gates to the car park and an intercom system to enter the building.



Council Tax - Bury Band C