

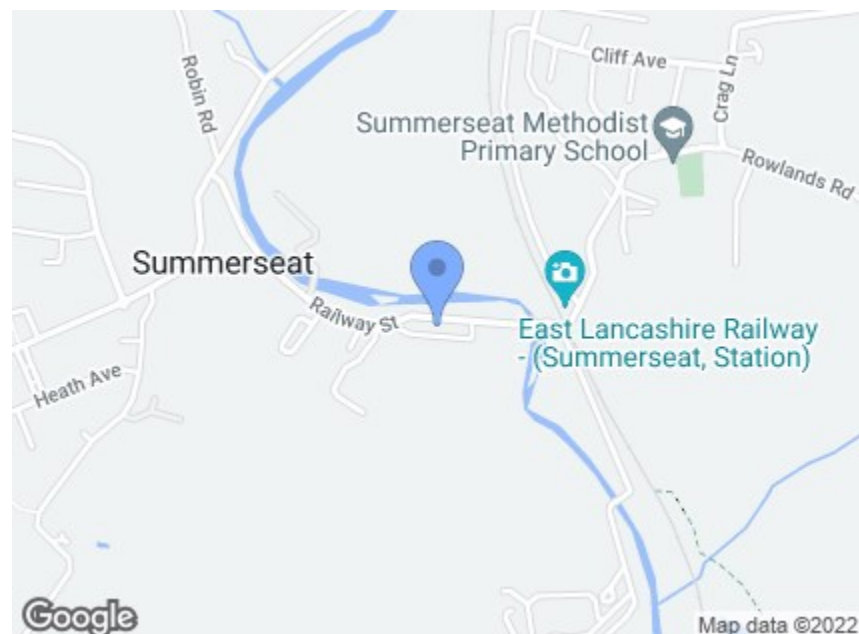
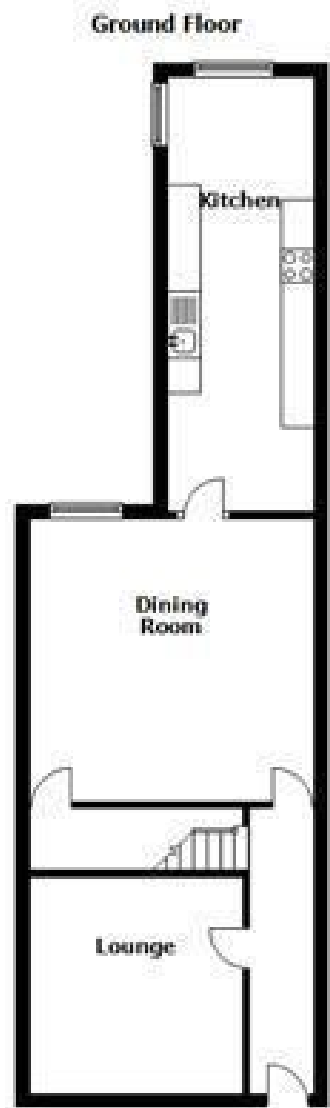


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

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



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

182 Railway Street
Summerseat, Bury, BL9 5QB

Offers in excess of £160,000



- Spacious Two Bedroom Terraced Property
- In Need of Refurbishment Throughout
- Two Bedrooms & 4 Piece Bathroom
- Close To Summerseat Garden Centre
- Idyllic, Picturesque Riverside Position
- Two Receptions & Kitchen with Dining Area
- Views Over Open Fields To The Rear
- Early Enquiry Strongly Encouraged

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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182 Railway Street Summerseat, Bury, BL9 5QB

SOLD WITH NO CHAIN**TWO BEDROOM PERIOD COTTAGE**LOCATED IN VERY DESIRABLE AREA WITH COUNTRYSIDE VIEWS**A MUST SEE TO APPRECIATE THE CHARACTER & LOCATIONOccupying a picturesque riverside position in a highly sought after residential area of Summerseat, this spacious terraced property is in need of a full scheme of refurbishment and priced accordingly. Ideally situated, the property is bursting with potential and offered with no onward chain. With accommodation comprising entrance hall, lounge, a spacious dining room opening to the kitchen which benefits from having a breakfast/dining area overlooking open fields, two good size bedrooms and a bathroom spacious enough to accommodate a four piece suite. Early enquiry is strongly recommended as we expect this property to generate lots of interest. Call now to arrange your appointment.

Entrance Hall

Central gas heating with stairs ascending to the first floor

Lounge

10'88 x 10'70 (3.05m x 3.05m)

With a front facing double glazed window, coving, gas fire, central gas heating radiator, telephone point and power points.



Kitchen

21'53 x 7'4 (6.40m x 2.24m)

With side and rear facing UPVC double glazed windows, the rear offering views out over open fields to the rear, breakfast/dining area, gas central heating radiator, power points, a range of wall and base units contrasting work surfaces, inset sink and drainer unit, built in electric oven with electric hob with extractor hood, plumbing for a dishwasher and a washing machine, space for a fridge and freezer and a UPVC door to the side opening out to the yard.



Alternate Views



First Floor Landing

5'39 x 7'28 (1.52m x 2.13m)

Gas central heating system, power points and loft access



Dining Room

14'55 x 14'10 (4.27m x 4.52m)

With a rear facing UPVC double glazed window overlooking open fields to the rear, coving, feature fireplace with open fire and brick surround, gas central heating radiator, TV point and power points.



Master Bedroom

14'56 x 10'90 (4.27m x 3.05m)

With a front facing double Glazed window, coving, gas central heating radiator, TV points and power points



Bedroom Two

16'41 x 7'18 (4.88m x 2.13m)

With a rear facing UPVC double glazed window with views over fields and hills, open fitted wardrobes, gas central heating radiator, TV point and power points



Bathroom

10'50 x 7'14 (3.05m x 2.13m)

Partly tiled with a rear facing opaque UPVC double glazed window, gas central heating radiator, extractor fan, walk in shower cubicle with mains fed shower plus three piece bathroom suite comprising panel enclosed bath with centre taps and shower attachment, low flush WC and hand was basin with pedestal.



Rear Courtyard

Low maintenance rear courtyard with access gate.

