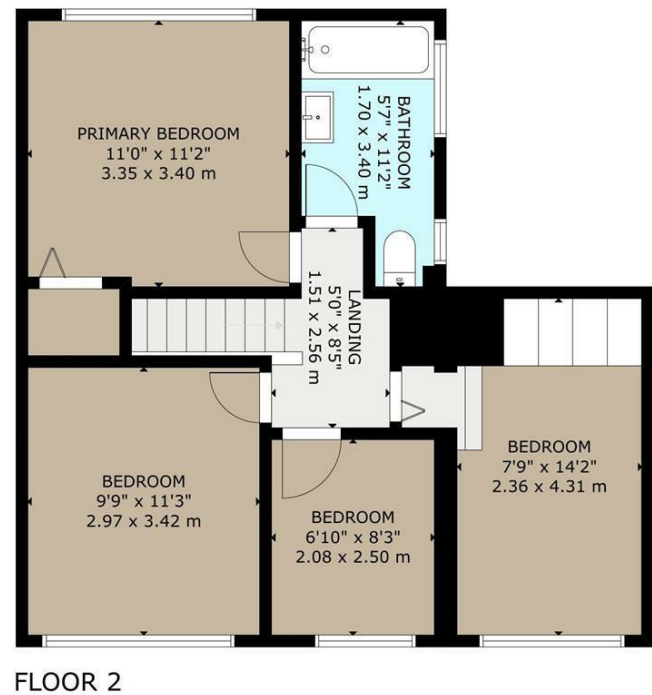




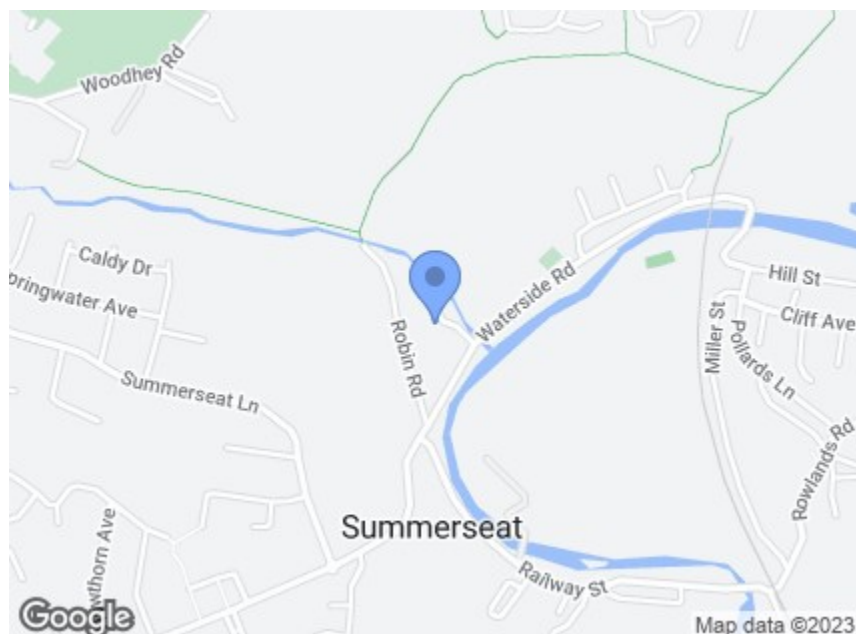
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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



GROSS INTERNAL AREA  
TOTAL: 113 m<sup>2</sup>/1,221 sq ft  
FLOOR 1: 61 m<sup>2</sup>/659 sq ft, FLOOR 2: 52 m<sup>2</sup>/562 sq ft  
EXCLUDED AREAS: GARAGE: 7 m<sup>2</sup>/77 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Then turn left onto Longsight Rd/B6214, and left onto Newcombe Rd. At the roundabout, continue straight onto Peel Hall Rd and continue onto Waterside Rd. Turn left onto Riverside Dr. Destination will be on the left

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

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.



**7 Riverside Drive**  
Summerseat, Bury, BL9 5QX

**Price guide £425,000**



- Renovated Four Bedroom Detached House, offering a Fresh and Modern Living Space
- Modern and Well-appointed Kitchen/Diner and Conservatory, perfect for Contemporary Living
- Close To Local Amenities, Transport Links, Countryside Walks & Parks
- Beautiful Gardens at the Front and Rear, providing Outdoor Relaxation Areas and Ample Driveway Parking
- Nestled in a Tranquil Countryside Village of Summerseat, In A Quiet Cul De Sac
- The Property features a Stylish Family Bathroom and Convenient Downstairs WC.
- Finished to an Impeccable Contemporary Standard throughout
- Viewing is Highly Recommended to Fully Appreciate this Delightful Property and avoid Disappointment.

# 7 Riverside Drive

## Summerseat, Bury, BL9 5QX

**\*\*EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME\*\* FINISHED TO A HIGH STANDARD THROUGHOUT. SET IN A QUIET CUL DE SAC LOCATION\*\* WELL MAINTAINED GARDENS WITH TOP TERRACE & SUMMER HOUSE WITH DRIVEWAY PARKING & GARAGE\*\* Introducing a beautiful family home, immaculately presented throughout in the highly sought after area of Summerseat and set in a quiet cul de sac. Enjoy the convenience of being in close proximity to local amenities, renowned schools, and excellent transport links connecting you seamlessly to Manchester, Bury, and Rawtenstall.**

As you step inside, you'll be greeted by an inviting and sunlit entrance porch that leads to a spacious living room and through to a well-appointed open plan kitchen/diner. The dining room boasts double patio doors that open onto the rear patio and garden, while a spacious conservatory offers access to the utility room and a convenient downstairs WC. Ascending to the first floor, a welcoming landing provides access to all four generously proportioned bedrooms and a stylish three-piece bathroom suite.

Outside, the rear of the property showcases a delightful garden adorned with a paved patio area perfect for entertaining. To compliment this well maintained area, is a second top terrace which has a seating area and summer house, to catch the extra bit of sun in the evenings with views over the woodlands. At the front of the residence, you'll find a well maintained garden and driveway parking for up to three vehicles. We urge you to schedule an early viewing to seize this remarkable opportunity. Act quickly and don't let this extraordinary home slip through your fingers!

### Entrance Porch

43 x 31' (1.30m x 0.94m)  
Front facing UPVC double glazed porch with opaque glass to the sides and composite front door. Laminate wood flooring and oak glass door leading into the living room.

### Living Room

18'6 x 14'2 (5.64m x 4.32m)  
With a front facing UPVC double glazed bay window, laminate wood flooring, feature fire place with electric log burner, radiator, TV point, power points, central ceiling lights and solid oak and metal staircase ascending to the first floor. Oak glass double doors leading through to the open plan Kitchen/Diner and conservatory.



### Alternative View



### Open Plan Kitchen/Diner

9'10 x 11'1 (3.00m x 3.38m)  
With a rear facing UPVC double glazed window overlooking the garden, fitted with a range of modern wall and base units with a contrasting quartz work top and breakfast bar area, inset one and half sink and mixer tap. Built in double Neff oven, five ring induction hob with a modern extractor fan, integrated dishwasher and fridge freezer, laminate wood flooring, power points, inset spots with open plan living accommodation to dining room and conservatory with French doors leading out to private rear garden.



### Alternative View



### Dining Room

8'5 x 11'8 (2.57m x 3.56m)  
With rear facing double UPVC double glazed patio doors leading to the rear garden patio, laminate wood flooring, inset ceiling spot lights, radiator and power points.

### Conservatory

10'11 x 10'2 (3.33m x 3.10m)  
Rear facing double UPVC double glazed windows around the conservatory, with views overlooking the rear garden, laminate wood flooring, radiator, power points and access through to utility room and downstairs wc.



### Utility Room/WC

7'4 x 6'9 (2.24m x 2.06m)  
Tiled flooring, power points, fitted with a range of base units with contrasting work surface, inset sink and mixer tap. Plumbing for a washing machine and tumble dryer, fitted with Low level WC and hand basin.

### First Floor Landing

5'0 x 8'5 (1.52m x 2.57m)  
Leading off to four bedrooms, family bathroom and access to loft.

### Master Bedroom

11'0 x 11'2 (3.35m x 3.40m)  
With a rear facing UPVC double glazed window overlooking garden and top terrace, fitted wardrobes, radiator, power points and inset ceiling spot light.



### Bedroom Two

9'9 x 11'3 (2.97m x 3.43m)  
With a front facing UPVC double glazed window, radiator, power point and central ceiling light.



### Bedroom Three

7'9 x 14'2 (2.36m x 4.32m)  
With a front facing UPVC double glazed window, built in wardrobes, radiator, power point and central ceiling light.



### Bedroom Four

6'10 x 8'3 (2.08m x 2.51m)  
With a front facing UPVC double glazed window, radiator, power point and central ceiling light.



### Family Bathroom

5'7 x 11'2 (1.70m x 3.40m)  
Fully tiled with laminate wood flooring, fitted with a three piece bathroom suite comprising of bath with overhead shower and glass screen, low level WC and hand wash basin with vanity unit, heated towel rail and inset spots, .



### Rear Garden

Well proportioned private garden set over two levels. With a well maintained patio area with shrubs and bushes, with a top terrace with another seating area and summer house



Tenure - Freehold  
Council Tax - Bury Band E