

2 Manley Close

Summerseat, Bury, BL9 5QG

*****IMMACULATE FIVE BEDROOM DETACHED WITH SEPERATE ANNEX**LARGE GARDEN, DRIVEWAY PARKING & STUNNING VIEWS**SET IN A WELL SOUGHT AFTER LOCATION**POTENTIAL TO GENERATE INCOME FROM AIR B&B*****

Nestled in the sought-after Summerseat area, this impeccable family residence offered by Charles Louis Homes boasts elegant, well-presented, and adaptable living spaces, offering living/work spaces or living/income generation, sure to captivate prospective buyers. The entrance porch welcomes you into a hallway leading to a brilliantly illuminated and generously proportioned lounge, a modern kitchen, a second lounge, and a staircase ascending to the first floor.

The kitchen with integrated appliances, overlooks the rear garden. It seamlessly connects to a dining area and a delightful conservatory, while the ground floor also features the convenience of a WC and Utility room. Moving upstairs, the first floor unveils the Master bedroom, a second double bedroom, bedroom three, and a family bathroom.

Moreover, this property offers a linked annex that impresses with its spacious bedroom, en-suite, living room, and well-appointed kitchen, all adorned with elegant decor. The deceptively ample accommodation of this annex can only be fully appreciated in person.

The rear of the property boasts a mature landscaped garden, enclosed for a superior level of privacy, embellished with both a patio and a lawn. Furthermore, residents benefit from a spacious garage and ample parking capacity for up to three vehicles.

Porch and Entrance Hall

4'1 x 12'9 (1.24m x 3.89m)

Double UPVC entrance door with windows to the side, opens into the porch with tiled flooring and inner door opening to the Hallway with wooden flooring, radiators, power points, built in storage cupboard, and stairs ascending to the first floor.

Downstairs WC

2'6 x 7'7 (0.76m x 2.31m)

Fully tiled with a front facing UPVC opaque window, central ceiling light, heated towel rail, low flush WC and hand wash basin with vanity unit.

Living Room

10'0 x 12'8 (3.05m x 3.86m)

Beautifully light open living space with wood effect flooring, radiators, TV point and ample power points, with a UPVC window and central ceiling light.



Dining Room

7'11 x 8'11 (2.41m x 2.72m)

Leading from the living room with wood effect flooring, radiator, central ceiling light and power points, with UPVC patio doors overlooking and opening out to the gardens. Also internal access to annex.



Kitchen

8'9 x 8'4 (2.67m x 2.54m)

With a rear facing UPVC window, spotlighting, wood flooring and power points, this stylish kitchen is fitted with a range of wall and base units, contrasting work top space and inset 1.5 sink and drainer unit, integrated appliances to include fridge, and dishwasher, and built in electric oven with induction hob and extractor hood.



Dining Room

6'5 x 8'5 (1.96m x 2.57m)

Situated to the rear of the property with wood flooring, radiator and power points. Access to the utility room and leading to the conservatory

Utility

7'0 x 2'11 (2.13m x 0.89m)

Discretely hidden behind double doors, plumbing available for a washing machine and dryer.

Conservatory

6'8 x 9'9 (2.03m x 2.97m)

With UPVC windows to three sides, overlooking the rear garden and decking. Wooden flooring, ceiling spotlights and patio doors leading to decking.

Lounge

7'0 x 12'3 (2.13m x 3.73m)

Situated to the front of the property with wood flooring, ceiling spotlights, radiator and power points.



First Floor Landing

6'4 x 9'9 (1.93m x 2.97m)

Access to all three bedrooms and family bathroom, access to loft space.

Master Bedroom

10'3 x 9'5 (3.12m x 2.87m)

With a front facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points.

Bedroom Two

10'3 x 8'11 (3.12m x 2.72m)

With a rear facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points.

Bedroom Three

6'4 x 9'9 (1.93m x 2.97m)

With a front facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points.

Family Bathroom

6'4 x 4'7 (1.93m x 1.40m)

Fully tiled with a rear facing UPVC opaque window, spotlighting, tiled flooring, heated towel rail and three piece bathroom suite in white comprising panel sided bath with mixer taps and shower over, low flush WC and hand wash basin with vanity unit.

Annex

Master Bedroom

10'0 x 11'7 (3.05m x 3.53m)

Downstairs with a rear facing UPVC window, fitted wardrobes, central ceiling light, radiator and power points, with access to the en-suite



En-suite

3'9 x 7'10 (1.14m x 2.39m)

Spotlighting, tiled flooring, heated towel rail and three piece bathroom suite in walk in shower unit, low flush WC and hand wash basin with vanity unit.

First Floor Annex

Living Room

11'0 x 11'10 (3.35m x 3.61m)

With a rear elevation UPVC window, radiator, central ceiling light and power points, with UPVC patio door accessing the decking and opening out to the gardens. Also internal access to annex.



Dining Area

3'6 x 6'4 (1.07m x 1.93m)

Breakfast bar area, access to stairs leading to Bedroom

Kitchen

6'0 x 11'10 (1.83m x 3.61m)

With a front facing UPVC window, spotlighting, wood flooring and power points, the kitchen is fitted with a range of wall and base units, contrasting work top space and inset sink and drainer unit, integrated appliances to include fridge and freezer, and built in electric oven with induction hob and extractor hood.



Rear Garden

Tenure -

Council Tax - Bury and Band E