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Ramsbottom
Bury
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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 103 m²/1,114 sq ft
GROUND FLOOR: 35 m²/372 sq ft, FIRST FLOOR: 34 m²/371 sq ft, SECOND FLOOR: 34 m²/371 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



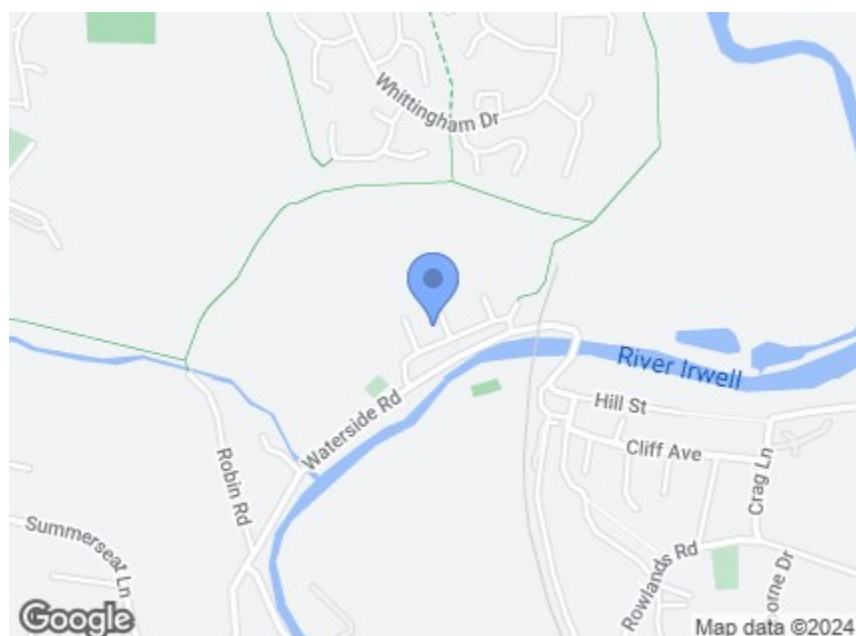
10 Beech Street
Summerseat, Bury, BL9 5PR

Price guide £269,950



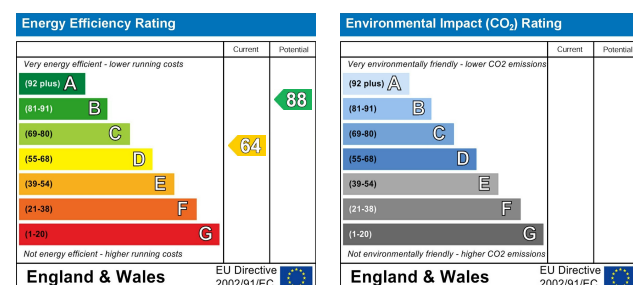
- Immaculate & Well Presented Three Bedroom Mid Terrace
- Gas Central Heating & Double Glazed Throughout
- Modern Fitted Open Plan Kitchen/Diner
- Situated In A Quiet & Well Sought After Area

- Finished To A High Standard Throughout, Set Over Three Levels
- Stunning views of Summerseat and the River
- Close To Local Amenities & Transport Links
- A Must See!!! Viewing Highly Recommended To Appreciate Location & Size



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Longsight Rd/B6214. Next turn left onto Newcombe Rd and at the roundabout, continue straight onto Peel Hall Rd. Continue onto Waterside Rd and turn left onto Ruby St. Turn left onto Beech St Destination will be on the left.



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.

10 Beech Street

Summerseat, Bury, BL9 5PR

****EXQUISITE THREE-BEDROOM MID-TERRACE WITH BREATHTAKING RIVER VIEWS**** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA** Situated in the charming village of Summerseat within the Brooksbottom Conservation area, this alluring contemporary mid-terrace home presents a chance for a rural lifestyle. Its advantageous location ensures effortless access to esteemed local schools and convenient connections to both Bury town centre and Ramsbottom.

Inside, the charming mid-terrace features a modern fitted kitchen/diner, a welcoming living room with stairs leading to the first floor, a well-proportioned bedroom, and a family bathroom with a four-piece suite. To the second floor a further two bedrooms.

Outside, a rear yard offers an ideal space for alfresco dining and relaxation, complemented by driveway parking at the front. Enjoy the comforts of gas central heating and double glazing throughout.

Schedule your viewing today to explore the beautiful property in an idyllic area!

Ground Floor

Living Room

14'7 x 15'1 (4.45m x 4.60m)

uPVC front door leading into the living room, a front facing uPVC double glazed window, multi fuel log burner, laminate wood effect flooring, radiator, inset ceiling spot lights, power points and stairs leading to the first floor.



Additional view



Kitchen/Diner

14'7 x 9'11 (4.45m x 3.02m)

Tiled flooring, fitted with a range of wall and base units with a quartz work top, inset sink with a mixer tap, built in oven and induction hob with extractor fan, integrated dishwasher and fridge freezer, plumbing for washing machine, inset ceiling spot lights. uPVC rear door with opaque glass leading to the rear yard and uPVC window over looking the outdoor space.



Additional view



First Floor

Landing

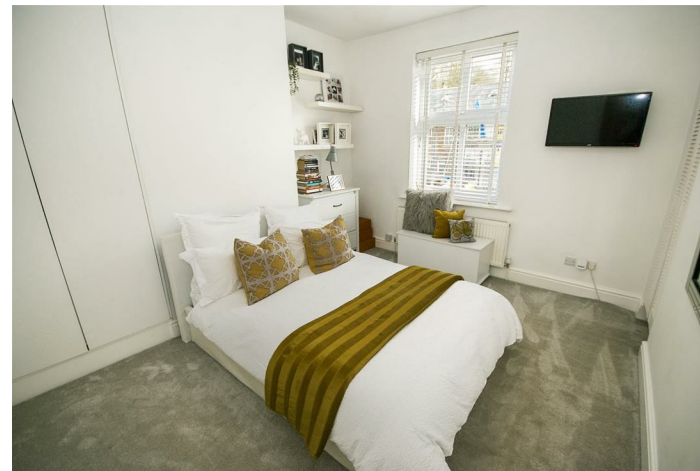
8'2 x 12'5 (2.49m x 3.78m)

With a rear facing uPVC double glazed window, radiator and access to second floor, bathroom and bedroom two.

Bedroom Two

11'3 x 12'7 (3.43m x 3.84m)

Front facing uPVC double glazed window, radiator, power points, central ceiling light and fitted wardrobes



Additional View



Family Bathroom

9 x 12'5 (2.74m x 3.78m)

Fully tiled with wood effect laminate flooring, heated towel rail, extractor fan, four piece bathroom suite comprising of a panel enclosed bath, walk in shower with glass screen and thermostatic shower, low flush WC and a hand wash basin with vanity!



Additional view



Second Floor

Bedroom One

14'7 x 12'6 (4.45m x 3.81m)

Velux uPVC double glazed window, radiator, power points, inset ceiling spot light and built in storage.



Bedroom Three

11' 10 x 10'1 (3.35m x 3.07m)

Velux uPVC double glazed window, radiator, power points, inset ceiling spot light, fitted wardrobes and built in eave storage.



Rear Yard



Front Driveway



Tenure - Leasehold
Council Tax - Bury band C