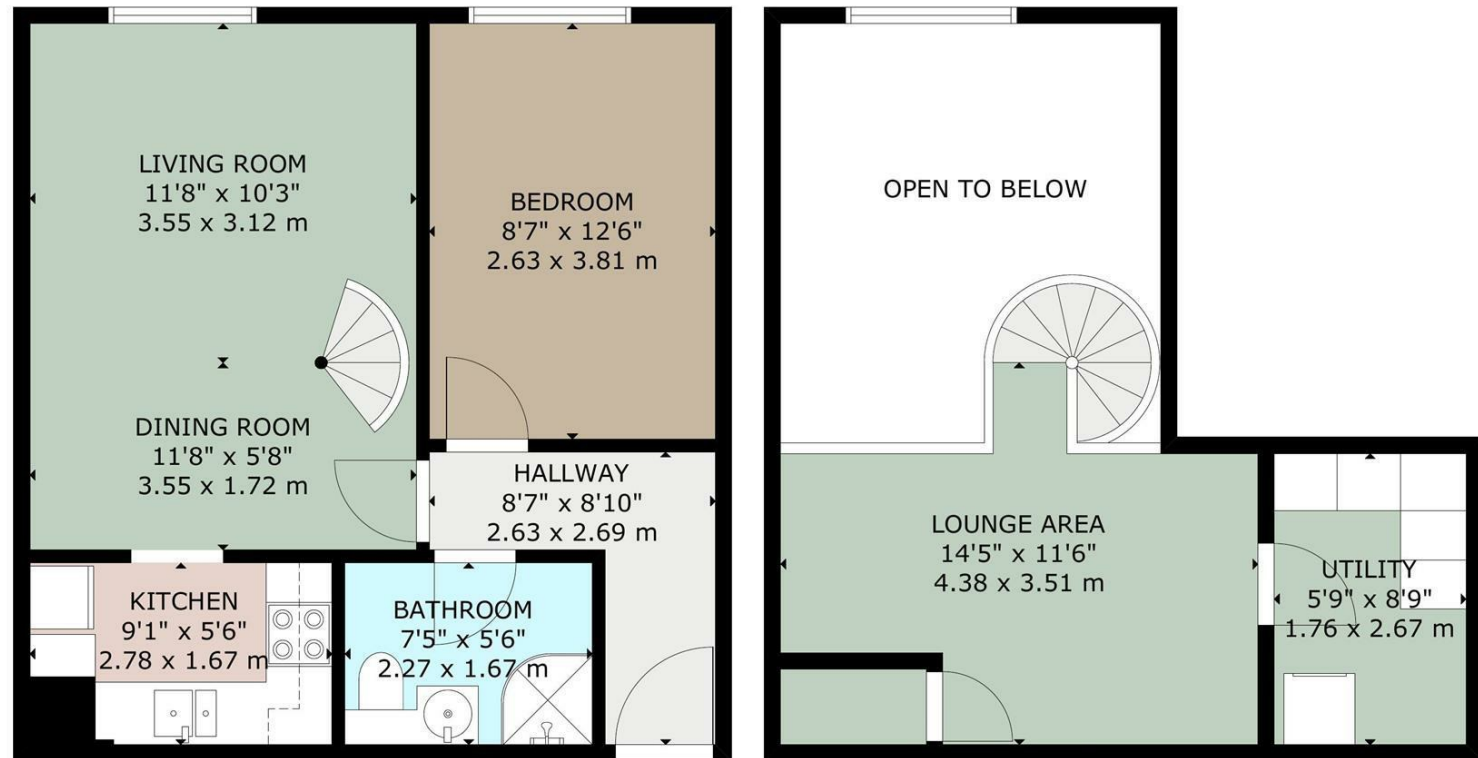




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

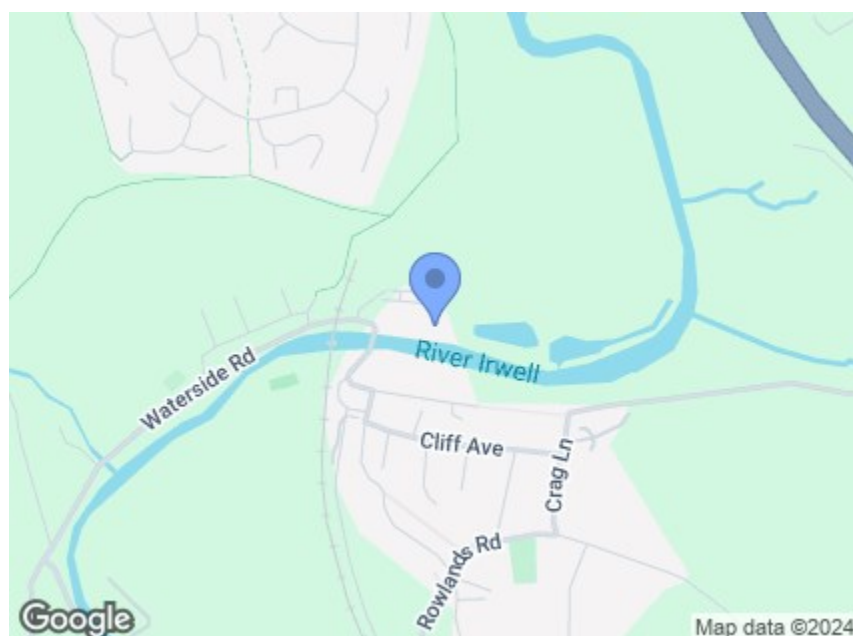
E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROUND FLOOR

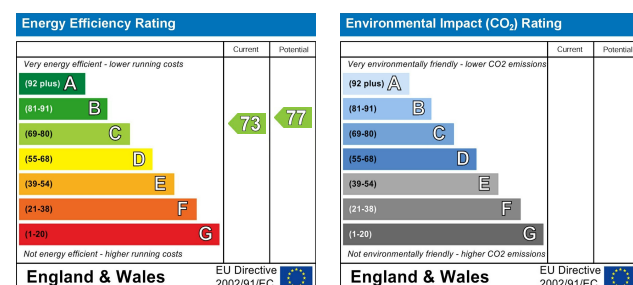
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 61 m²/657 sq ft
GROUND FLOOR: 42 m²/449 sq ft, FIRST FLOOR: 19 m²/208 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

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



58 The Spinnings, Waterside Road
Summerseat, Bury, BL9 5QW

£180,000



- Stunning one bedroom, third floor apartment with outstanding views
- Modern open plan living spaces
- Modern fitted three piece bathroom
- Easy access to beautiful countryside walks and local villages
- Set in the elegant and historic former Joshua Hoyles Mill (1876)
- Additional mezzanine living space
- Well established community
- Allocated Secure Parking, A Garage and Access to Communal Gardens

58 The Spinnings, Waterside Road Summerseat, Bury, BL9 5QW

****LUXURY TOP FLOOR ONE BEDROOM APARTMENT
WITH RIVERSIDE VIEWS**SEMI RURAL
LOCATION**LOCATED IN A QUIET & WELL SOUGHT
AFTER AREA****

Welcome to Charles Louis Homes' offering of this exquisite one bedroom 3rd floor apartment, nestled in a prestigious building within a highly sought-after location.

Located within the beautifully redeveloped Joshua Hoyles Mill, originally constructed in 1876, this residence offers immediate access to picturesque countryside and riverside views, while still providing convenient proximity to the historic villages of Greenmount and Summerseat.

To truly grasp the beauty of both the home and its surroundings, we highly recommend scheduling a viewing. The apartment itself is situated on the third floor with the riverside views and features an open-plan living and dining area, with access to the main mezzanine living space, a well-appointed kitchen, a comfortable bedroom, and a modern bathroom.

Furthermore, the mezzanine level offers additional living space, complete with the convenience of a utility room. Outside you have gated off road parking, a garage and communal gardens.

Hallway

8'7 x 8'10 (2.62m x 2.69m)

Entrance door opening into the hallway, wooden ceiling beams, radiator and wall lights.

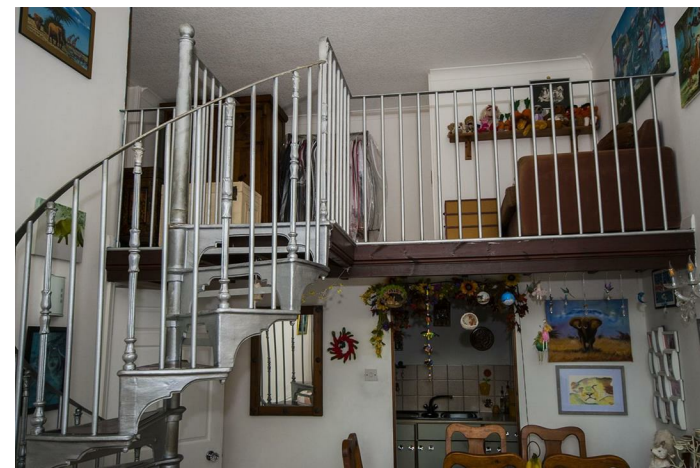
Living Room/ Dining Room

11'8 x 10'3, 11'8 x 5'8 (3.56m x 3.12m, 3.56m x 1.73m)

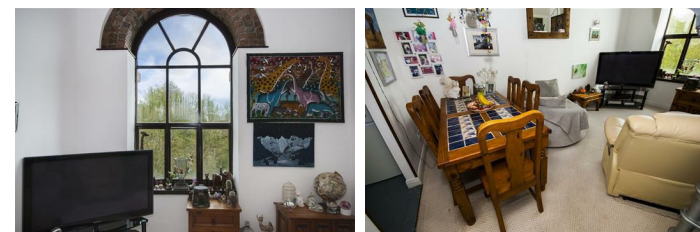
Arch shaped windows present views and provide a light and airy atmosphere in the modern open plan living area, with wooden ceiling beams and access to the kitchen area. A feature spiral staircase leads to the mezzanine area, providing more space for family life.



Alternative view



Alternative view



Kitchen

9'1 x 5'6 (2.77m x 1.68m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, space for oven and an overhead extractor fan, space for a fridge freezer.



Bedroom

8'7 x 12'6 (2.62m x 3.81m)

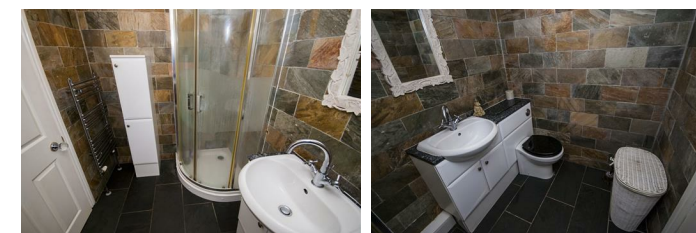
A spacious master bedroom with a large arched window, in keeping with the building's proportions, providing plenty of light and views. Fitted wardrobes, radiator and a central ceiling light.



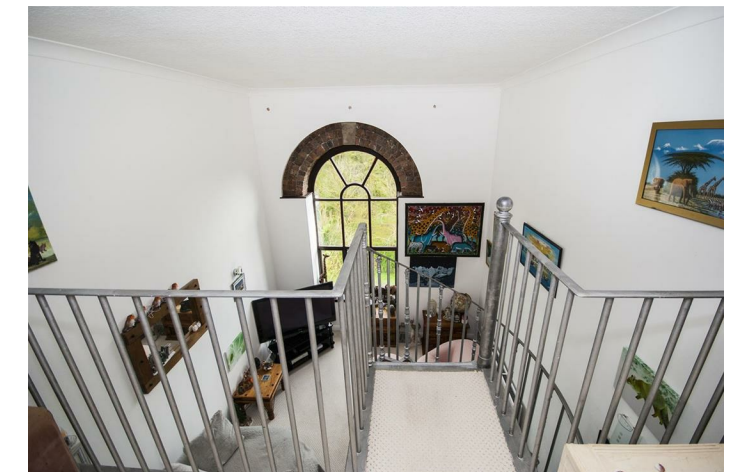
Bathroom

7'5 x 5'6 (2.26m x 1.68m)

High specification modern bathroom, fully tiled with heated towel rail, inset spotlights, walk-in shower cubicle with a thermostatic controlled shower, WC and hand wash basin with vanity unit.



Mezzanine Floor



Lounge Area

14'5 x 11'6 (4.39m x 3.51m)

Up the spiral stairs to the mezzanine lounge area overlooking the living space below and out to the stunning local views



Utility Room

5'9 x 8'9 (1.75m x 2.67m)

Fully fitted wardrobes, plumbing for a washing machine, access to loft space

External

Gated off road parking, a garage and communal gardens.

Tenure - Leasehold

Council Tax - Bury Band C