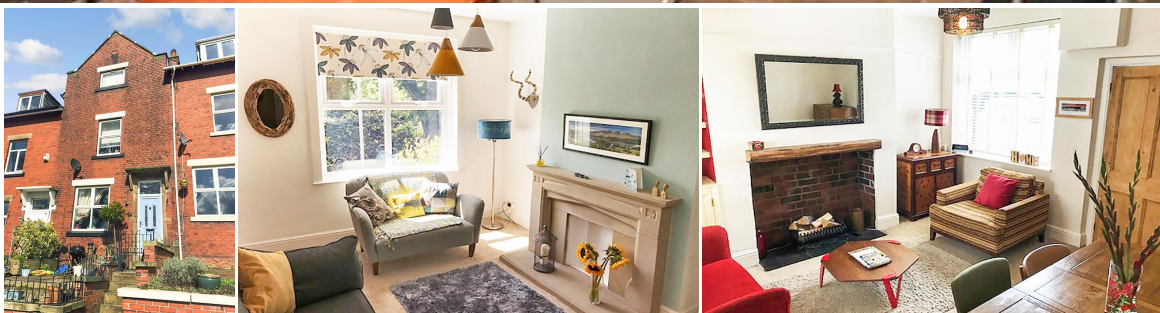


4 Bedroom Terraced for Sale - Offers in Excess of £200,000

Queens Place, Summerseat, Bury, BL9 5PH



KEY FEATURES

- THREE STOREY VICTORIAN TERRACED • IN THE HEART OF SUMMERSEAT VILLAGE • LOCAL CONSERVATION AREA • FOUR GOOD SIZED BEDROOMS • TWO BATHROOMS • TWO RECEPTION ROOMS • GAS CENTRAL HEATING/DOUBLE GLAZING • VIEWS TO FRONT ELEVATION • IMMACULATE INTERIOR THROUGHOUT • VIEWING RECOMMENDED

Description

**** AN IMMACULATELY PRESENTED THREE STOREY VICTORIAN TERRACE PROPERTY LOCATED IN THE HEART OF SUMMERSEAT VILLAGE ****

An immaculately presented and spacious mid Victorian property located in the heart of Summerseat village. In an elevated position and within this sought after Conservation area coupled with the benefit of semi-rural views to the front elevation, the property offers excellent family living accommodation that has been presented to a very high standard throughout. Near to the River Irwell and the Steam Railway for travel into Ramsbottom, the property has excellent links to the M66 motorway network within just a few minutes drive.

The accommodation on offer which benefits from gas fired central heating and double glazing, comprises of entrance hallway, lounge with feature stone fireplace, separate dining room with feature inglenook fireplace, good sized galley style kitchen with a modern range of high gloss wall and base units, two bedrooms and main family bathroom to the first floor and a further two bedrooms with en suite shower room to the second floor. Externally, the property has a garden forecourt to the front elevation with a south-westerly semi-rural outlook and an enclosed rear yard area.

Accommodation:

Entrance hallway:

Lounge: 12'1 x 11' (3.66m x 3.35m) at widest point

Dining room: 13'6 x 12'10 (4.14m x 3.69m) at widest point

Kitchen: 21'5 x 6'6 (6.55m x 2.01m)

Stairs and Landing:

Bedroom 1: 14'2 x 12'10 (4.33m x 3.69m) at widest point

Bedroom 2: 12'10 x 7'10 (3.69m x 2.16m) at widest point

Bathroom: 9'7 x 6' (2.95m x 1.83m)

Stairs and Landing:

Bedroom 3: 14'2 x 12'10 (4.33m x 3.69m) at widest point

Bedroom 4: 12'10 x 7'04 (3.69m x 2.14m) to wardrobes

En Suite shower room: 9'8 x 4'05 (2.99m x 1.23m)

Location

From Newcombe Road proceed into Summerseat village following the road to the right into Railway Street. Proceed under the railway bridge coming to the top of the hill taking a sharp left hand turn into Queens Place. The property is located on the right hand side.

Energy Efficiency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (12-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



