

## 3 Bedroom Link Detached for Sale - £270,000

Riverside Drive, Summerseat, Bury, Lancs, BL9 5QX



### KEY FEATURES

- LINK DETACHED PROPERTY • COSMETIC UPGRADING REQUIRED • SUMMERSEAT VILLAGE • EXCELLENT POTENTIAL • SOLD WITH NO ONWARD CHAIN • THREE BEDROOMS/TWO RECEPTIONS • GAS CENTRAL HEATING/DOUBLE GLAZING • GARAGE AND DRIVEWAY • FLAGGED REAR GARDEN • CUL-DE-SAC LOCATION



## Description

**\*\* A THREE BEDROOMED LINK DETACHED PROPERTY IN NEED OF COSMETIC UPGRADING AND OFFERING EXCELLENT POTENTIAL FOR FAMILY LIVING. LOCATED IN THE HEART OF SUMMERSEAT VILLAGE \*\***

We are pleased to receive instructions to offer to the sales market this three bedroomed link detached property located in a quiet cul-de-sac location. Sold with no onward chain, the property offers excellent potential for further upgrading. Close to local amenities and within the sought after village of Summerseat, viewing is a must to appreciate the opportunity the property affords to create a fantastic family home.

Heated with gas fired central heating, the accommodation comprises of entrance porch, lounge with feature fireplace and stairs to first floor, dining room with patio doors leading to rear garden area, fitted kitchen with appliances, three bedrooms and main family bathroom. Outside, the property benefits from a small front garden with driveway leading to garage. To the rear, the property has a paved rear garden area.

Viewing strictly by appointment with our Tottington office on 01204 88 2368.

### Accommodation:

#### Entrance Porch:

Lounge: 15'10 x 13'11 (4.83m x 4.24m)

Dining Room: 11'9 8'3 (3.58m x 2.51m)

Kitchen: 11'5 x 8'1 (3.48m x 2.46m)

Bedroom 1: 11'7 x 10'1 (3.53m x 3.33m)

Bedroom 2: 11'6 x 9'4 (3.51m x 2.84m)

Bedroom 3: 8'2 x 6'2 (2.49m x 1.88m)

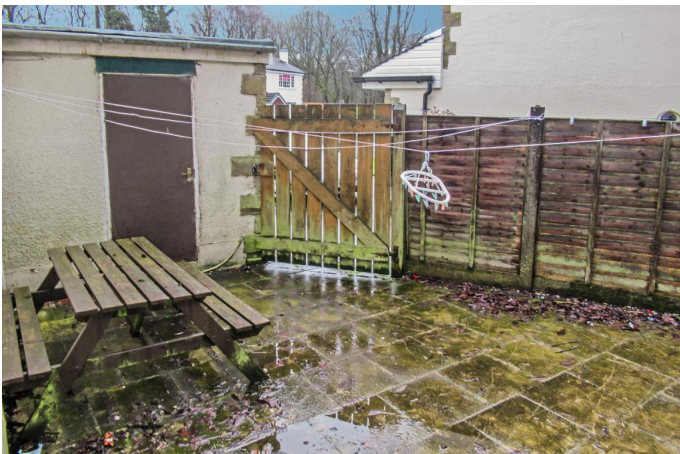
Bathroom: 10'9 x 5'7 (3.28m x 1.70m)

### Fixtures and Fittings

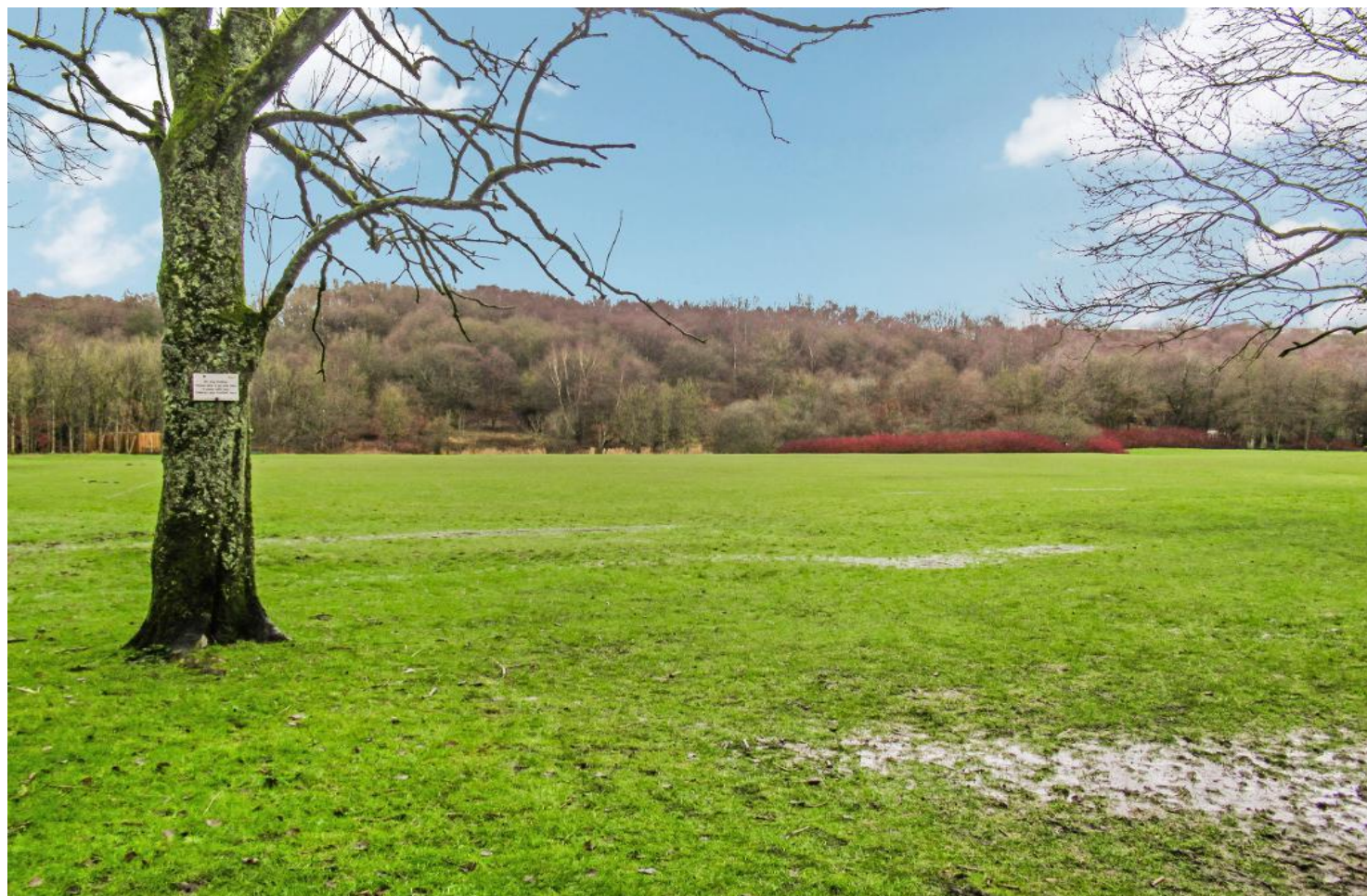
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.



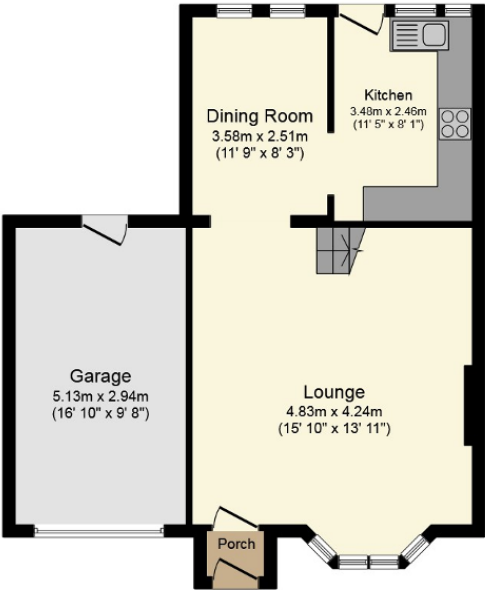






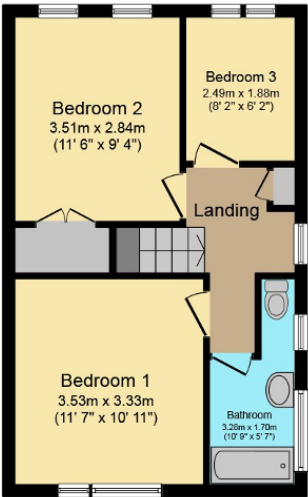






Ground Floor

Floor area 60.0 sq. m. (646 sq. ft.) approx



First Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx

Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84  B
69-80	C		
55-68	D		
39-54	E	49  E	
21-38	F		
1-20	G		