



2 Bedroom Development opportunity for Sale - £270,000

Castle Street, Summerseat, Bury, BL9 5NG



KEY FEATURES

- 18TH CENTURY MID STONE COTTAGE • OPPORTUNITY TO CREATE BESPOKE HOME • IDYLIC SEMI-RURAL LOCATION • WELL PROPORTIONED LIVING ACCOMMODATION • OVERLOOKING LOCAL CRICKET GROUND • VIEWS OVER SURROUNDING COUNTRYSIDE • GARDENS AND AMPLE PARKING • CLOSE TO STEAM RAILWAY STATION • DOUBLE GLAZING/GAS CENTRAL HEATING • FREEHOLD

Description

** A UNIQUE OPPORTUNITY FOR THE RE DEVELOPMENT OF A BEAUTIFUL 18TH CENTURY STONE BUILT MID COTTAGE **

What a fantastic opportunity to purchase an absolutely delightful, characterful and charming stone cottage requiring upgrading, with the opportunity to create a bespoke home in an idyllic setting.

Located in the sought after and picturesque village of Summerseat, and over looking Brooksbottom Cricket ground, the property is set within a semi rural location with views from both the front and rear elevation.

A stones throw from the East Lancashire steam railway station and with links to Ramsbottom, Bury town centre and further afield, the location of the property provides easy access to the motorway network for onward travel. Summerseat garden centre is a short walk from the property.

Originally two back to back cottages, the property offers spacious, light, and airy rooms throughout, and offers any prospective purchaser the opportunity for re-configuration to create the property of their dreams.

Currently the spacious layout comprises of entrance porch with utility, generous family lounge with double doors, leading to well proportioned sitting room, and a separate fitted cottage style kitchen.

Stairs from the second lounge lead to the first floor which comprises of large open hallway, two generous double bedrooms and a sizable bathroom fitted with a three piece suite.

Externally, the property offers the 'wow' factor, with fantastic views of the surrounding countryside from the cottage garden. The property has uninterrupted views of Brooksbottom cricket ground from the front elevation, ideal for any local cricket fans. In addition, the property provides a block paved driveway with considerable off road parking for a number of vehicles.

With UPVC double glazing throughout and gas fired central heating, the property is located close to the local primary school and adjacent to the local church.

Viewing of the property is highly recommended to appreciate the opportunity and potential that is presented to prospected purchasers. Viewing appointments are through our Tottington office.

Council Tax Band: E
EPC Rating: C
Tenure: Freehold



Accommodation:

Kitchen: 15'5 x 5'11 (4.70 x 1.80m)

Reception Room / Diner: 15'1 x 11'6 (4.60 x 3.50m)

Family Room: 18'4 x 15'9 (5.60 x 4.80m)

Bedroom 1: 15'9 x 11'10 (4.80 x 3.60m)

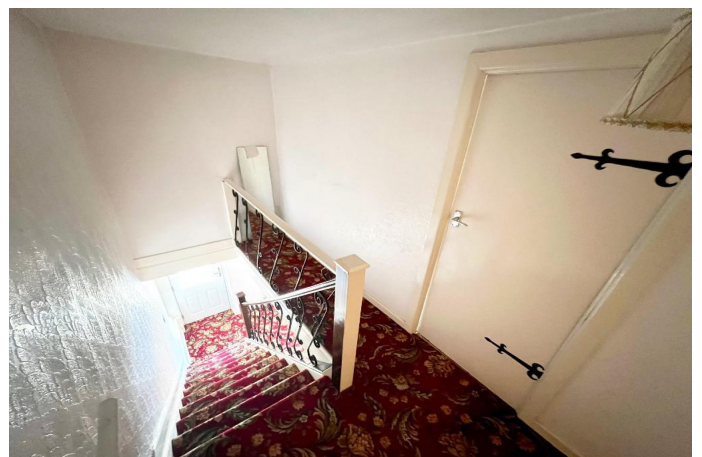
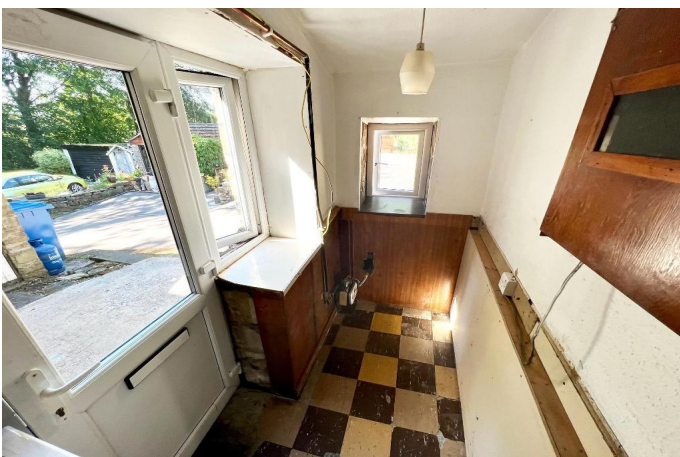
Bedroom 2: 15'5 x 10'6 (4.70 x 3.20m)

Bathroom: 8'2 x 6'11 (2.50 x 2.10m)

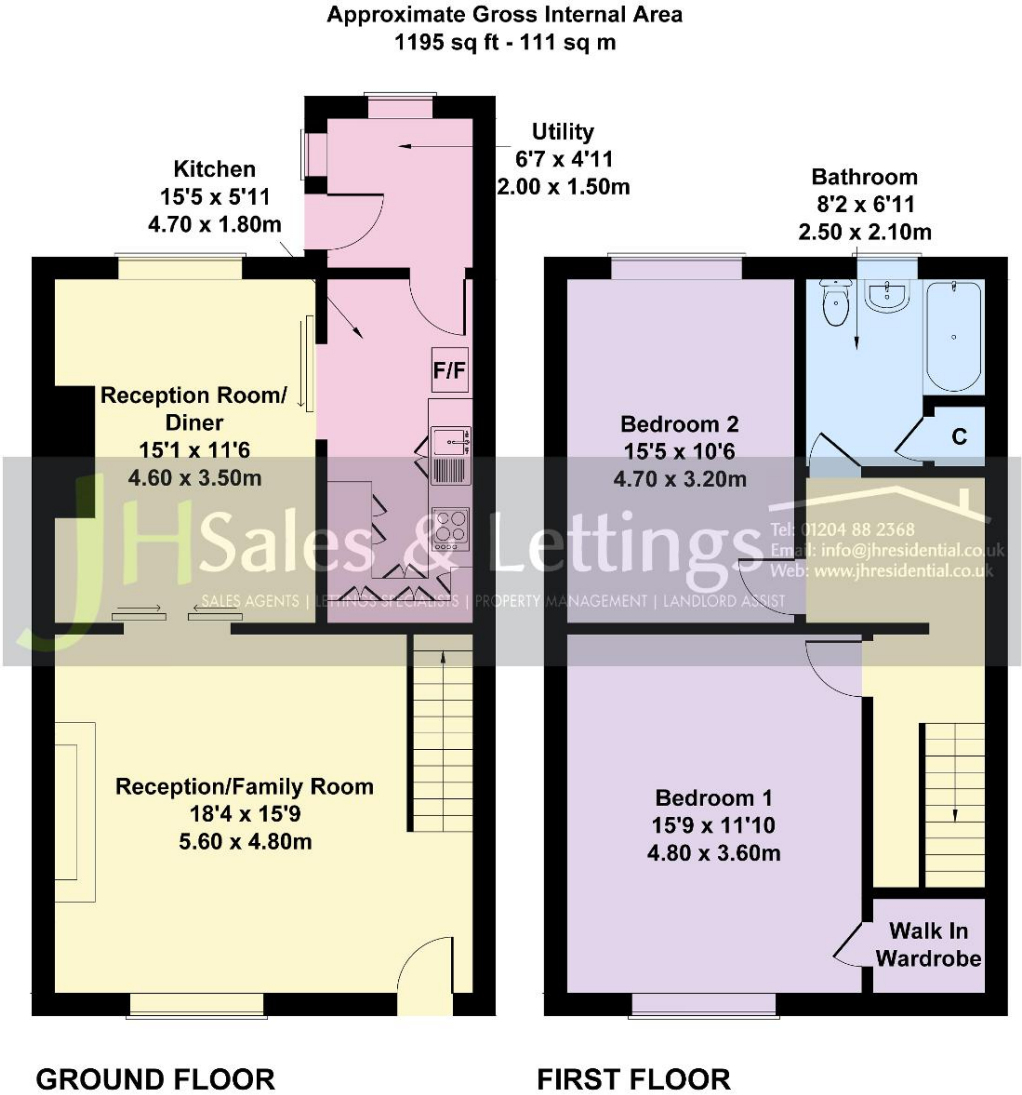
Rear porch utility room: 6'7 x 4'11 (2.00 x 1.50m)

PROPERTY MISDESCRIPTIONS ACT

JH Sales and Lettings act on behalf of the vendor in this sale. All descriptions and measurements provided in these details are provided in good faith and any purchaser should not rely on these details as statement of fact and should by inspection satisfy themselves that these are correct. These particulars are produced purely to assist any prospective purchaser in deciding whether they wish to view the property and only as a general guide. of the services, 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







Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		