£1,300
pcm
JonSimon
Estate Agents

East View, Summerseat, Bury, Lancashire BL9 5PG

Features

- Available Immediately
- Stunning Three Bedroom Cottage
- Spacious Lounge
- Modern Dining Kitchen
- Modern Three Piece Family Bathroom
- Three Double Bedrooms
- Front Garden & Rear Yard
- Views Over A River & Railway
- Gas Central Heating & Double Glazed Throughout
- Viewing Highly Recommended And Is Strictly By Appointment Only

Summary of Property

** STUNNING THREE BEDROOM COTTAGE ** AVAILABLE IMMEDIATELY ** SUPERB DINING KITCHEN & FAMILY BATHROOM ** MUST SEE! ** A beautifully presented three-bedroom stone-built cottage set in this highly sought-after and picturesque location, enjoying views over the East Lancashire Railway and the river. The property has been professionally renovated throughout to an exceptional standard, offering a true turnkey home ready to move straight into. It is ideally suited to buyers looking for a fully furnished property requiring no additional work. The accommodation comprises a spacious lounge, an impressive dining kitchen complete with integrated appliances, three generously sized bedrooms, a contemporary three-piece white bathroom suite, and a modern two-piece WC. Externally, there is a well-maintained front garden with a patio area, along with an enclosed, walled patio garden to the rear. The property is conveniently located within a short drive of the motorway network and the centres of Ramsbottom, Holcombe Brook, and Bury. Early viewing is highly recommended, as interest is expected to be high. Strictly by appointment only.

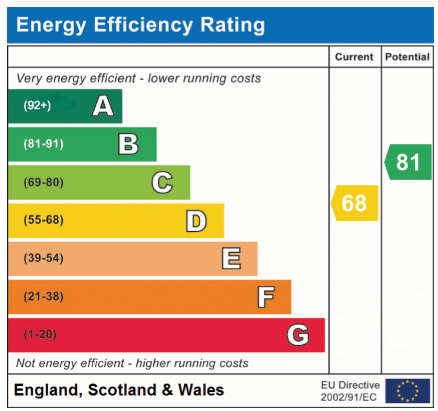
Deposit in advance:£1300.00

Rent : £1300.00

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage: EE - Good outdoor, variable in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor.



Local Authority

Bury Council
Band C
Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Lounge

Dining Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Family Bathroom

Second Floor

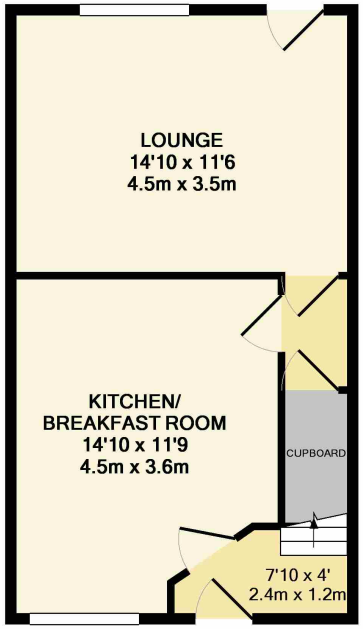
Bedroom Three

En-suite WC

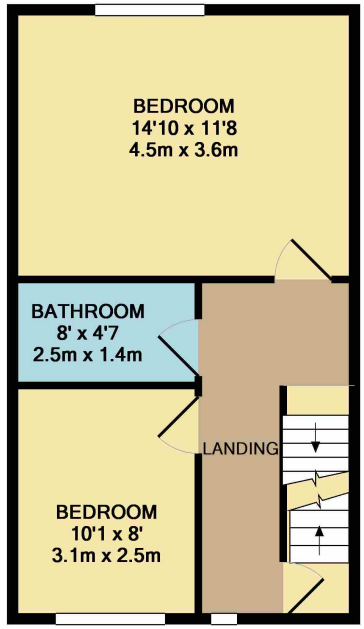
Outside

Front Garden & Rear Yard

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.5 SQ.M.)

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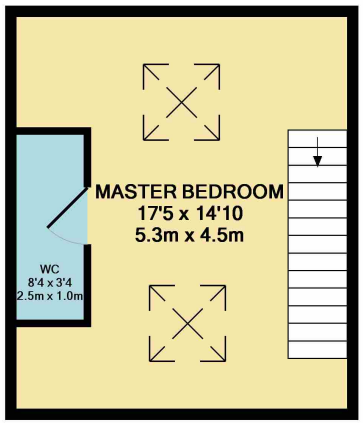

2ND FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)

General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements
All measurements quoted are approximate.

Fixtures, Fittings & Appliances
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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