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ELLESMERE HOUSE 6 CRAG AVENUE

Bury, BL9 5NZ

Offers Over £850,000

# 6 CRAG AVENUE

## Property at a glance

- BEAUTIFULLY EXTENDED & RESTORED SEMI DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL VILLAGE LOCATION IN CONSERVATION AREA
- 5 DOUBLE BEDROOMS (MASTER WITH DRESSING ROOM, WALK-IN WARDROBE & ENSUITE)
- KITCHEN, DINING & FAMILY ROOM
- FITTED CINEMA ROOM
- BI-FOLDING DOORS ONTO LOW MAINTENANCE GARDENS WITH HOT TUB
- VILLEROY & BOCH BATHROOM FITTINGS
- MAGIFICENT 4 CAR GARAGE WITH ACCOMMODATION OVER
- REMOTELY OPERATED ENTRANCE GATES

Ellesmere House, a magnificent, substantially extended and completely restored three story semi detached home, in one of our regions most prestigious locations in Summerseat. The property is a credit to the current owners who have systematically improved and renewed not only the internal fixtures and fittings, but they have re modelled the layout of the accommodation in line with modern living requirements. Set in the heart of the Summerseat Conservation Area, this five double bedroom family home combines period character with space to grow. The impressive four car garage with 'annex' above offers rare potential for hobbies, home office, guest accommodation, or a teenage retreat. Everything has been finished to the highest standards and we are able to say that this is truly a 'turnkey' opportunity. All the extensions and improvements have been carried out over the last 8 years under the supervision of a locally renowned town planner and architect. Internal inspection is necessary to appreciate not only the accommodation on offer but to appreciate for yourself the attention to detail throughout. The village location brings a real sense of community and access to countryside walks is more or less on the doorstep, yet the property is only minutes from the M66 providing an easy commute to most NW cities.

Tenure - Freehold

Council Tax Banding - D

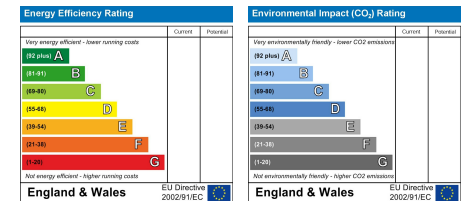
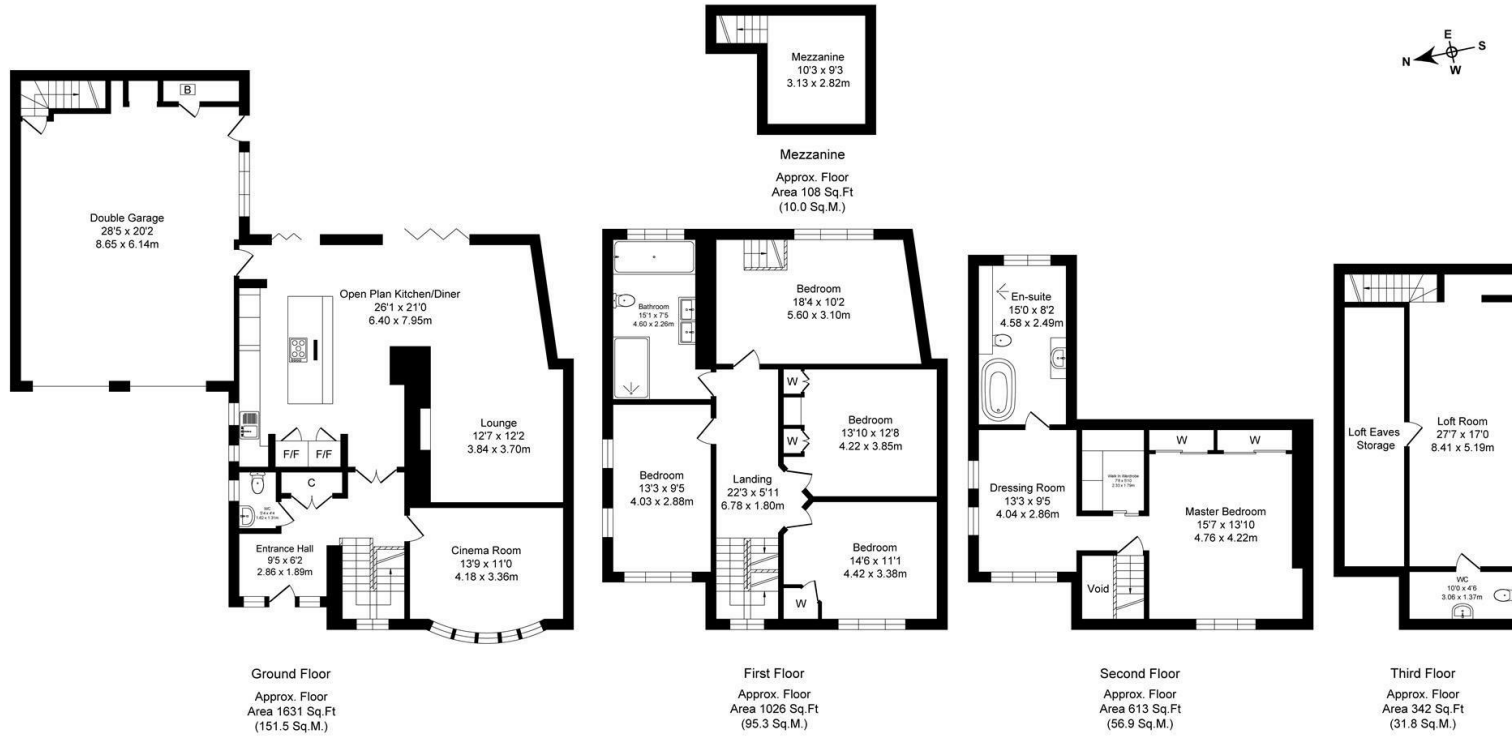
EPC Rating





Crag Avenue, Summerseat  
 Total Approx. Floor Area 3720 Sq.ft. (345.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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