



pearson
ferrier  *a property for everyone*

10 HILL STREET
Bury, BL9 5PL
Offers Over £200,000

10 HILL STREET

Property at a glance

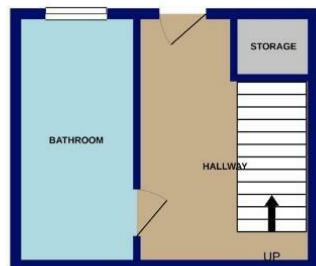
- BEAUTIFUL BEDROOM COTTAGE
- IDYLIC SUMMERSEAT VILLAGE LOCATION
- TWO BEDROOMS
- ORIGINAL FEATURES
- GARDEN TO REAR
- NO ONWARD CHAIN

Beautifully presented two bedroom, freehold stone cottage in the heart of Summerseat village. The village of Summerseat is situated perfectly to appreciate the local countryside, a garden centre with popular cafe, the heritage East Lancashire Railway and the River Irwell which runs through its centre but also being within easy reach to the M66, Bury and Ramsbottom town centres. The property has some stunning original features from wooden beams to an exposed stone wall and must be viewed to appreciate the beauty of this little gem. The property briefly comprises; lounge, kitchen, bathroom and two double bedrooms. To the rear, there is a secure private garden.

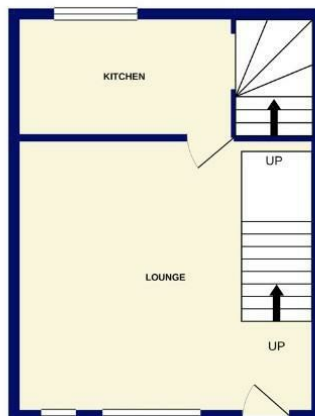




BASEMENT
19.8 sq.m. (213 sq.ft.) approx.



GROUND FLOOR
32.1 sq.m. (346 sq.ft.) approx.

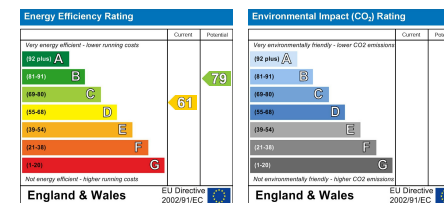


1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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