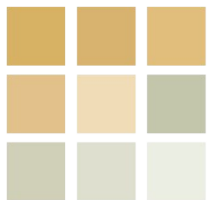




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2 RIVERSIDE DRIVE  
Summerseat, BL9 5QX  
Offers Over £500,000



## 2 RIVERSIDE DRIVE

Riverside Drive, Summerseat is an immaculately presented, modern four bedroom detached house, located in this small cul-de-sac in this popular village setting. The house is within easy reach of Holcombe Brook, Ramsbottom and Bury town centres and a short drive to the motorway network. Greatly improved in recent times by the present owners the house is well presented and has a superb family kitchen, four generously sized bedrooms and garden studio. The property has the usual benefits of gas fired central heating and is PVC double glazed and the accommodation briefly comprises; entrance porch, entrance hall with oak flooring and stairs to the first floor, living room, large family kitchen, study, utility room with guests wc/cloaks, first floor, four bedrooms main with an ensuite shower and large family bathroom. Outside there is a large parking forecourt and to the rear enclosed gardens overlooking a stream and woods, there a composite decked patio, astro turf lawn and garden studio.

Freehold Property / Council Tax Band E





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive  
2002/91/EC



















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