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5 THE SPINNINGS  
Summerseat, BL9 5QW  
£750

## 5 THE SPINNINGS

### Property at a glance

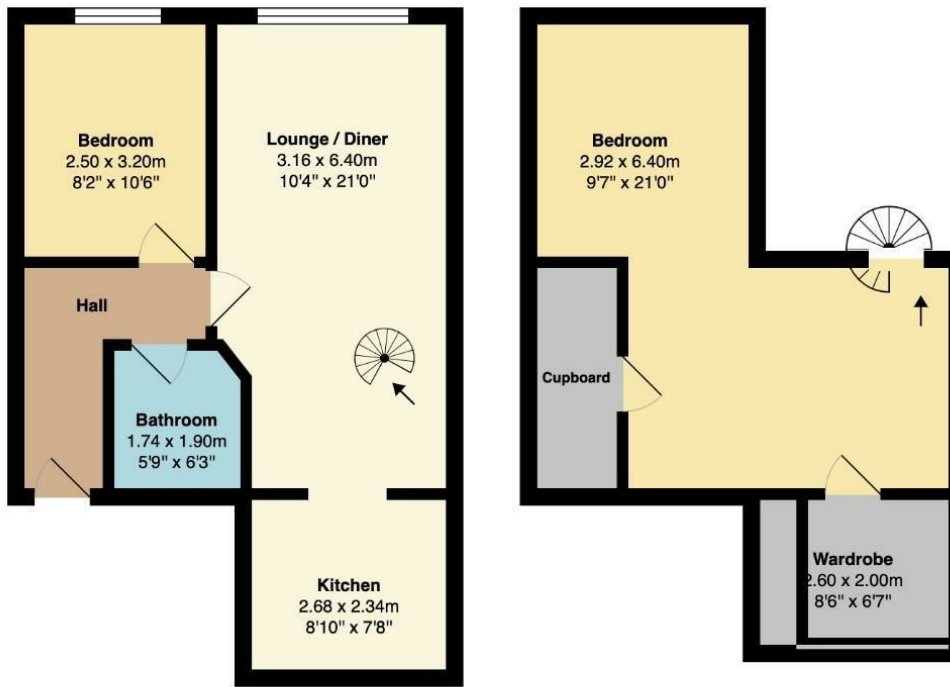
- stylish ground floor apartment
- 1/2 bedroom
- mezzanine level
- no onward chain
- private parking
- sought after location

The Spinnings, Summerseat is a stunning conversion of this magnificent former cotton spinning mill, located in this highly regarded village setting, being a short distance to the motorway network, and extensive amenities in Ramsbottom, Holcombe Brook and Bury town centres. This property is a ground floor 1/2 bedroom apartment and has been recently refurbished throughout, is double glazed and has gas fired central heating. The accommodation briefly comprises; remote entrance gates leading to a large private car park, main entrance, L-shaped entrance hall with bedroom and shower room, open plan lounge & dining area with views over the riverside and spiral stairs to the mezzanine level, fitted kitchen, mezzanine level with galleried area with storage closet, utility and boiler room and raised platform currently used as a bedroom.

A holding deposit equivalent to 1 weeks rent is required  
Council Tax Band C  
EPC D



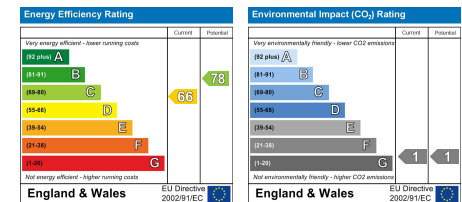




**Ground Floor**  
Area: 43.9 m<sup>2</sup> ... 473 ft<sup>2</sup>

**First Floor**  
Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>

Total Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>



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