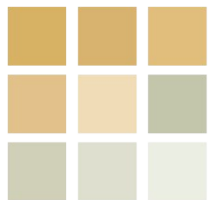




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62 THE SPINNINGS
Summerseat, BL9 5QW
£200,000

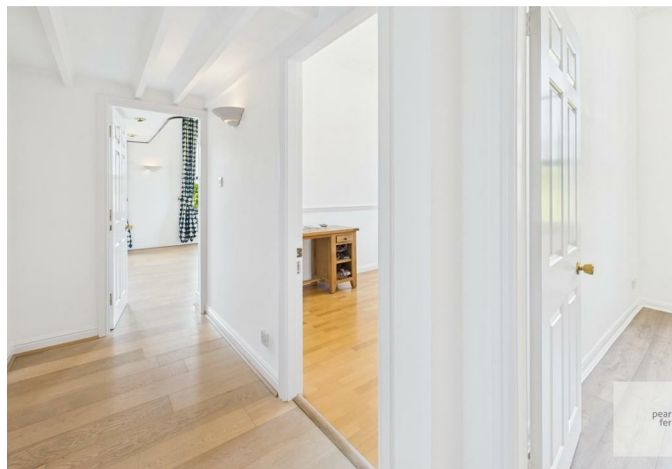
62 THE SPINNINGS

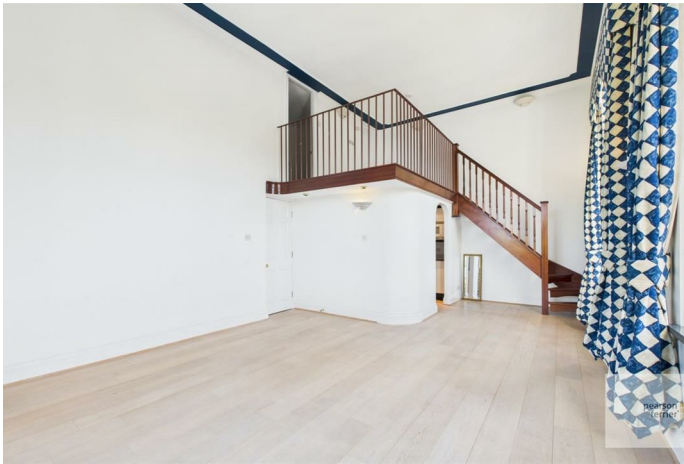
Property at a glance

- two bedroom apartment
- superb mill conversion
- south westerly views
- no onward chain
- private parking & garage
- spacious interior

The Spinnings, Summerseat, is a top floor two bedroom apartment, offered for sale with no onward chain, occupying arguably the best position within this well regarded mill conversion, set in the heart of Summerseat and enjoying south westerly river and railway views along with the distinct advantage of private parking and a garage in an adjoining colony. The property will require some refurbishment but the potential is superb. The apartment is a short drive to the motorway network, Ramsbottom, Holcombe Brook and Bury centres, is double glazed and warmed by gas fired central heating, the accommodation briefly comprises; remote entrance gates leading to the private car park, main entrance with lift and stairs up to the upper floors, L-shaped entrance hallway, open plan lounge, dining and kitchen with stairs up to a galleried study, utility room and large very useful walk in storage area, two bedrooms the main with an ensuite shower and an additional bathroom. Outside there are communal gardens, private parking and a single garage.

Leasehold property with unexpired term of 199 years
Service Charge £2770 per annum/GR £100 per annum.







Floor 0



Floor 1

Approximate total area⁽¹⁾
82 m²
Reduced headroom
1.6 m²

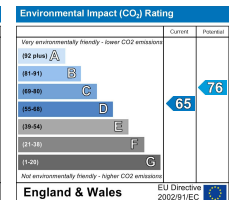
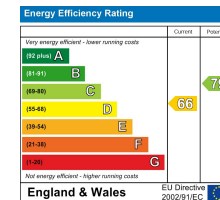
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.