



pearson
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5 THE SPINNINGS
Summerseat, BL9 5QW
£175,000

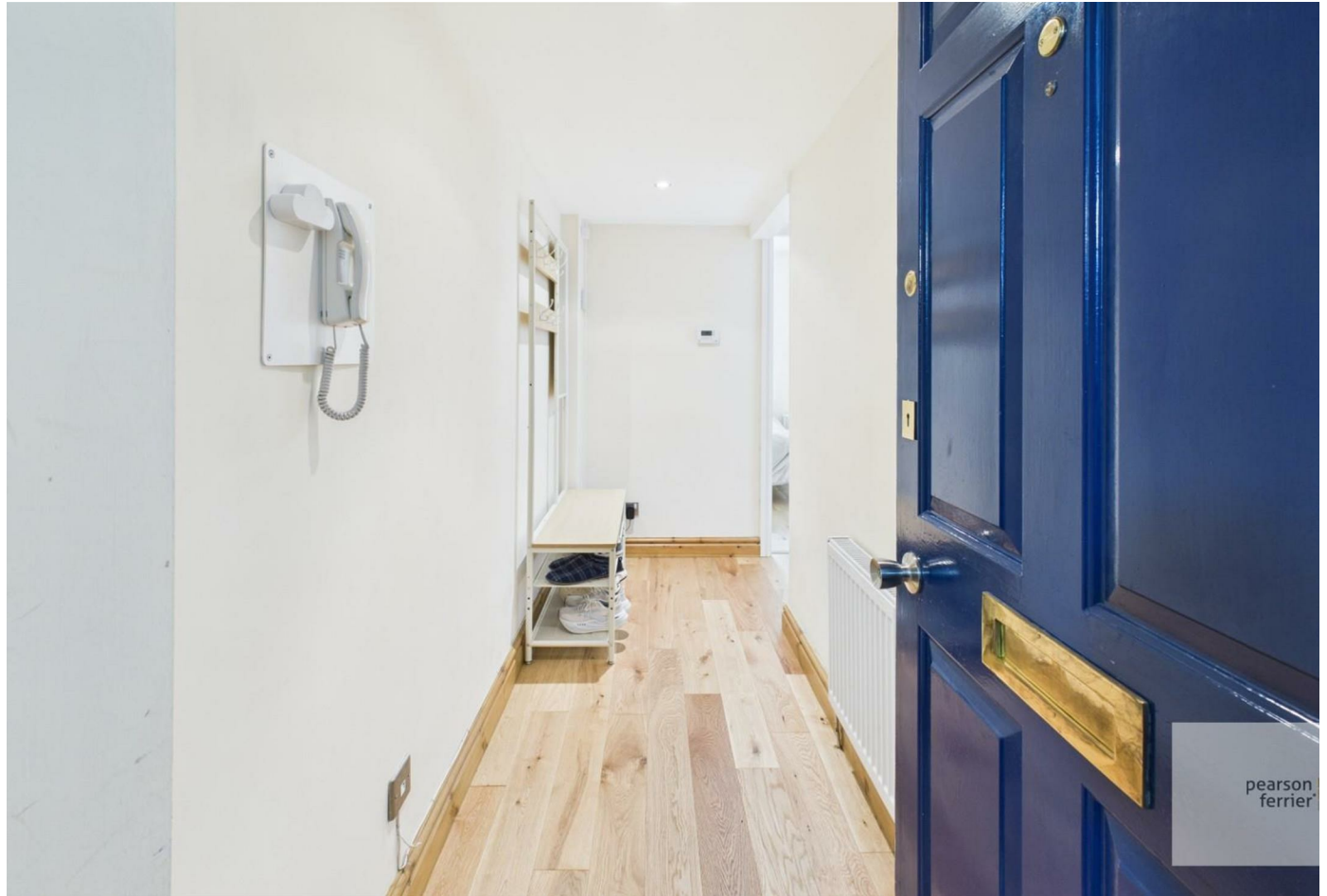
5 THE SPINNINGS

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.

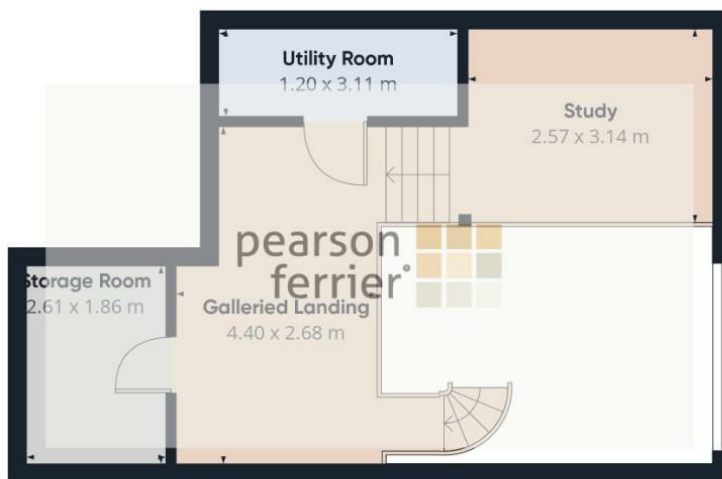
Council Tax Band C/Leasehold property - Annual Service Charge £1,323.67/Ground Rent £100/Unexpired term of 199 years







Floor 0



Floor 1

Approximate total area⁽¹⁾

84.4 m²

Reduced headroom

0.9 m²

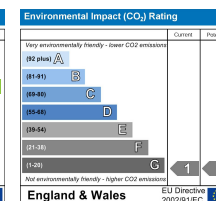
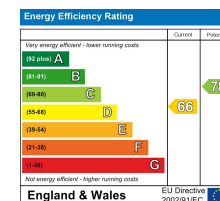
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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