



East View, Bury, BL9 5PG

Price £275,000

Situated in the popular area of Summerseat, this three-bedroom end-terrace property presents an excellent opportunity for first-time buyers, families, and those looking to relocate to a countryside setting. Positioned at the end of a quiet row, the home enjoys a picturesque outlook over nearby woodland and a tranquil environment enhanced by the adjacent river, heritage steam railway, and scenic nature walks.

The accommodation includes two reception rooms and two bathrooms, arranged in a more traditional layout. The reception rooms are modestly proportioned, and the property would benefit from a programme of refurbishment, offering purchasers the chance to modernise and personalise the space to suit their own requirements.

Despite its peaceful setting, the property remains conveniently located within easy reach of an array of local shops, bars, and amenities, along with excellent transport and motorway links. The surrounding trees regularly attract deer and a variety of wildlife, creating a unique blend of countryside charm and everyday convenience.

Early viewing is recommended to appreciate the setting and potential on offer.

Lounge
11'1" x 14'9" (3.40m x 4.50m)

Dining Room
11'9" x 14'9" (3.60m x 4.50m)

Kitchen
11'1" x 8'10" (3.40m x 2.70m)

Bedroom
11'1" x 14'9" (3.40m x 4.50m)

Bedroom
12'1" x 8'10" (3.70m x 2.70m)

Bedroom
9'2" x 5'6" (2.80m x 1.70m)

Bathroom
8'2" x 5'6" (2.50m x 1.70m)

Games Room
14'5" x 13'9" (4.40m x 4.20m)

Disclaimer:
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

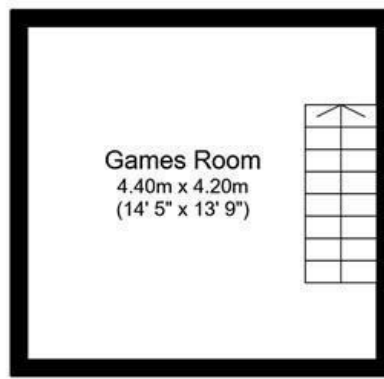
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

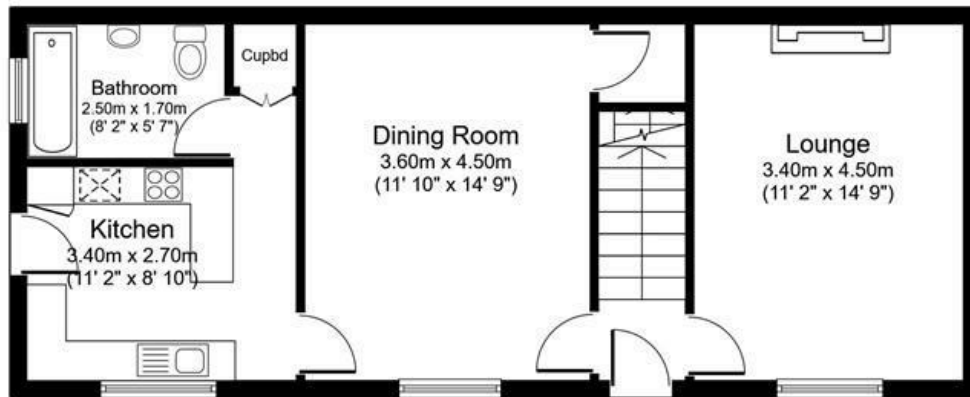
Important Information For Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in

advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

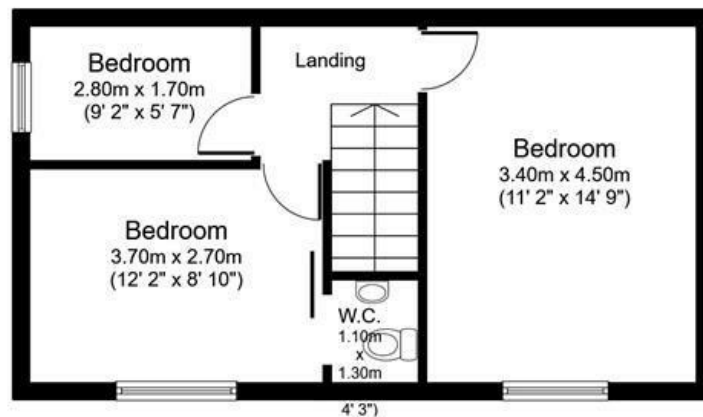
Total floor area 109.4 sq.m. (1,177 sq.ft.) approx



Basement Floor



Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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