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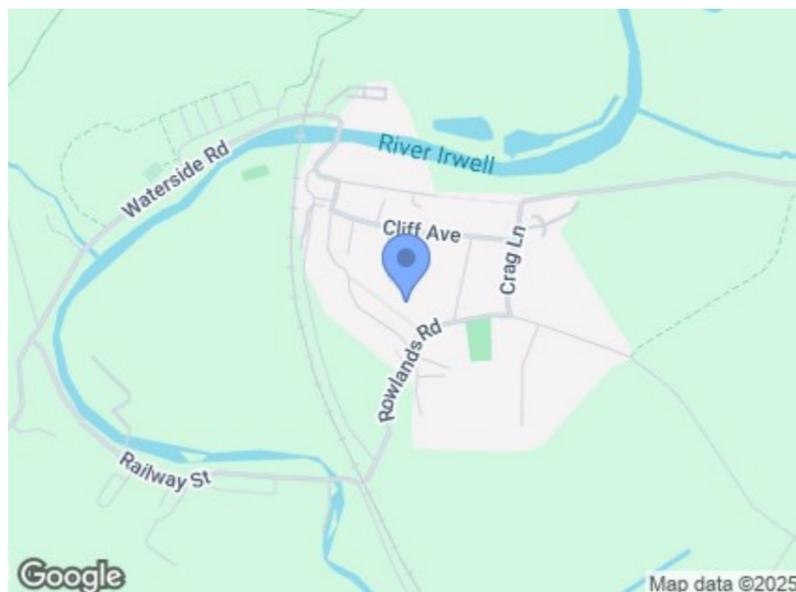
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HOMES LIMITED

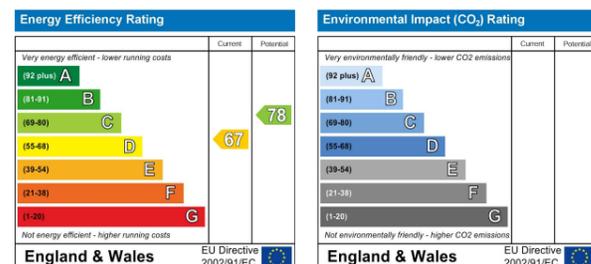


GROSS INTERNAL AREA  
TOTAL: 166 m<sup>2</sup>/1,779 sq.ft  
GROUND FLOOR: 84 m<sup>2</sup>/902 sq.ft, FIRST FLOOR: 82 m<sup>2</sup>/877 sq.ft  
EXCLUDED AREAS: GARAGE: 21 m<sup>2</sup>/230 sq.ft, PORCH: 4 m<sup>2</sup>/46 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - BL9 5NX What three words -  
///shredding.facing.honey



24 Crosfield Avenue  
Summerseat, Bury, BL9 5NX

Price £580,000



- Well presented spacious four-bedroom, three-bathroom detached family home.
- Generous Kitchen Diner, Living and Dining rooms offering comfortable family living space.
- Private, well maintained large rear garden ideal for outdoor relaxation and dining.
- Located in the sought-after village of Summerseat with excellent amenities and transport links.
- Situated at the end of a quiet cul de sac location, with views over peel tower
- Large master bedroom with stylish en-suite bathroom.
- Ample driveway parking and detached garage
- Tenure - Leasehold, Council Tax - Bury band F, EPC rated D

# 24 Crosfield Avenue

## Summerseat, Bury, BL9 5NX

**\*\*SPACIOUS FOUR BEDROOM DETACHED\*\*** LOCATED AT THE END OF A CUL DE SAC, IN A QUIET & WELL SOUGHT AFTER AREA\*\*LARGE LANDSCAPED GARDEN TO REAR WITH AMPLE DRIVEWAY PARKING\*\*A MUST SEE!!

Welcome to 24 Crosfield Avenue, an impressive four-bedroom, three-bathroom detached home located in the heart of the sought-after village of Summerseat and is situated at the end of a quiet cul de sac. Offering spacious and versatile living accommodation, this property is perfect for growing families or anyone looking for a stylish, well-connected home in a peaceful setting.

Inside, you'll find generously proportioned living spaces, including a welcoming lounge, a modern fitted kitchen diner, and a large bright dining room ideal for family gatherings and entertaining guests. The four bedrooms are all well-sized, with the master benefiting from an en-suite, and the additional bathrooms are stylishly finished to a high standard.

Outside, the property enjoys a private rear garden, perfect for relaxing or outdoor dining, along with a driveway providing off-road parking and a garage for added convenience.

Summerseat is a picturesque village just a short drive from Bury town centre, offering a wonderful blend of countryside charm and everyday convenience. With excellent local amenities, reputable schools, cosy cafes, and scenic walks along the nearby River Irwell, it's an ideal location for families and professionals alike. Superb transport links, including easy access to the M66 motorway.

Early viewing is highly recommended to appreciate the size, setting, and quality of this fantastic family home.

### Entrance Porch

11'9 x 3'11 (3.58m x 1.19m)

### Hallway

4'6 x 8'3 (1.37m x 2.51m)

Wooden front door leading to a hallway, access to both the living room, kitchen and WC, stairs to the first floor and inset ceiling spot lights.

### Downstairs WC

6'9 x 5'1 (2.06m x 1.55m)

Opaque window to the side elevation, partially tiled and comprising of a WC, hand wash basin and a heated towel radiator. Convenient under stair storage cupboard

### Living Room

11'5 x 27'3 (3.48m x 8.31m)

uPVC double glazed bay window to the front elevation and large picture window to the rear overlooking the patio and rear garden, ceiling coving, electric living flame fire with feature surrounds, inset ceiling spot lights, door leading to the dining room.



### Dining Room

15'10 x 16'1 (4.83m x 4.90m)

uPVC double glazed bay window to the front elevation and double patio doors to the rear opening out onto the patio and rear garden, ceiling coving, log burner with tiled surrounds, inset ceiling spot lights.



### Kitchen Diner

10'2 x 18'6 (3.10m x 5.64m)

uPVC double glazed window to side and rear elevation with an additional door leading to the garden. Fitted with a range of wall and base units with a contrasting worktop and peninsula unit, inset sink with drainer and mixer tap, range style gas hob and electric oven with a modern extractor fan above, integrated dishwasher, integrated microwave, space for fridge freezer and plumbing for a washing machine. Additional space for a dining table. Wall mounted gas boiler with remote Smart Control (Hive)



### Alternative View



### First Floor Landing

9'5 x 12, 1'3 x 2'11 (2.87m x 3.66m, 0.38m x 0.89m)

Access to all four bedrooms and family bathroom, loft access and inset ceiling spot lights.

### Bedroom One

15'10 x 16 (4.83m x 4.88m)

uPVC double glazed window with front elevation, fitted wardrobes and dressing table, inset ceiling spot lights, gas central heating radiator and power points. Access through to the en-suite



### En-suite

10'4 x 4'1 (3.15m x 1.24m)

uPVC double glazed frosted window with rear elevation, inset ceiling spot lights, chrome heated towel rail and a three piece suite comprising of a glass screen shower with over head thermostatic shower, WC and a hand sink basin with vanity.



### Bedroom Two

10'11 x 15'4 (3.33m x 4.67m)

uPVC double glazed windows with rear elevation, wood effect laminate flooring, central ceiling light, gas central heating radiator and power points.



### Bedroom Three

14'10 x 8 (4.52m x 2.44m)

uPVC double glazed windows with front elevation, wood effect laminate flooring, fitted wardrobes, central ceiling light, gas central heating radiator and power points.



### Bedroom Four

10'11 x 11'7 (3.33m x 3.53m)

uPVC double glazed windows with rear elevation, central ceiling light, gas central heating radiator and power points.



### Family Bathroom

5'2 x 7'2 (1.57m x 2.18m)

uPVC double glazed window with side elevation, inset ceiling spot lights, heated towel rail and a three piece suite comprising of a panel enclosed bath with over head thermostatic shower, WC and basin with vanity.

