

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		72	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bury & Rochdale Old Road, Birtle, OL10 4BG

£850

A CHARMING GRADE II LISTED TWO, DOUBLE BEDROOM, COTTAGE

This Grade II listed, two double bedroom cottage, is a perfect blend of historic charm and modern convenience. The cottage boasts spacious and well-lit interiors that are perfect for relaxing. The property offers beautifully presented interiors that are finished in neutral tones and a mix of character features and stylish finishes.

The property comprises briefly, to the ground floor, entrance into a spacious living room which is open to the kitchen with a stable door to the rear garden and spiral stairs to the first floor. To the first floor is a landing with doors leading to two double bedrooms and a three piece shower room. Externally the property offers a sloped rear garden with steps leading to a decked terrace, the ideal spot for catching the long summer sun after a long day.

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- Grade II Listed Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

Ground Floor

Reception Room

13'10 x 13'9 (4.22m x 4.19m)

Hardwood single glazed entrance door, hardwood double glazed bay window, central heating radiator, spotlights, tiled flooring, spiral staircase to the first floor and open to the kitchen.

Kitchen

13'9 x 7'6 (4.19m x 2.29m)

Hardwood double glazed window, range of panelled wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, Worcester boiler, spotlights, tiled flooring and hardwood single glazed stable door to the rear.

First Floor

Landing

Loft access, smoke alarm and doors to two bedrooms and shower room.

Bedroom One

13'11 x 8'10 (4.24m x 2.69m)

Hardwood double glazed bay window, central heating radiator, exposed stone wall and spotlights.

Bedroom Two

13'9 x 7'10 (4.19m x 2.39m)

Two hardwood double glazed windows, two Velux windows, central heating radiator, part vaulted ceiling and exposed beams.

Shower Room

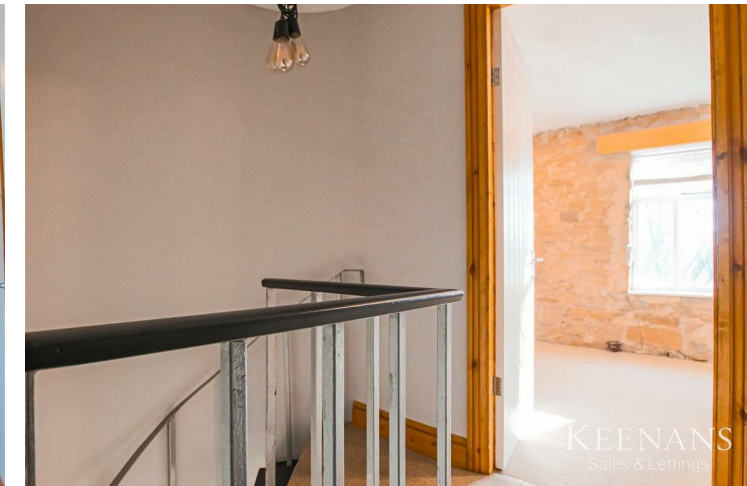
5'10 x 4'10 (1.78m x 1.47m)

Dual flush WC, vanity top wash basin, electric feed shower unit, extractor fan, PVC panelled elevations in shower, tiled elevations and vinyl flooring.

External

Rear

Sloped garden with steps leading to a decked terrace.



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