



 RESIDE

15 Elbut Lane | Birtle | Bury BL9 7TU

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Birtle | BL9 7TU

Introducing a charming extended semi-detached family home, ideally situated opposite picturesque countryside, this property offers a unique blend of contemporary comfort and rural tranquillity.

This home is sure to capture the attention of those seeking a harmonious balance between suburban living and the beauty of the natural landscape.

The property is set over three levels and features an extension to the kitchen that adds additional space to the already spacious home, providing extra room for versatile living arrangements and entertainment needs.

Upon entering, the hallway welcomes you into the heart of the home. The living spaces are thoughtfully laid out, offering a seamless flow between rooms. The lounge, adorned with large bay windows allows an abundance of natural light to illuminate the space, creating a bright and airy atmosphere. The focal point of the room is the fireplace with log burner, providing a cosy spot for relaxation during colder evenings.

The kitchen is equipped with appliances and stylish fittings. Its layout ensures functionality while maintaining a

connection with the dining area, making it an ideal space for both casual family meals and entertaining guests. Bi-folding glass doors in this area open up to a South facing back garden, creating a seamless transition between indoor and outdoor living.

Upstairs, the bedrooms are tastefully decorated, providing comfortable retreats for rest and relaxation. The main bedroom is located on the second floor and includes an en-suite shower room, providing a touch of luxury for the homeowners. The additional bedrooms offer flexibility for guest accommodation, a home office, or a nursery.

The property's location is a standout feature, with its prime position on the doorstep of the countryside. Residents can enjoy stunning views of the natural surroundings, fostering a sense of serenity along the many scenic walks. The back garden also offers a private oasis, perfect for outdoor gatherings or simply unwinding.



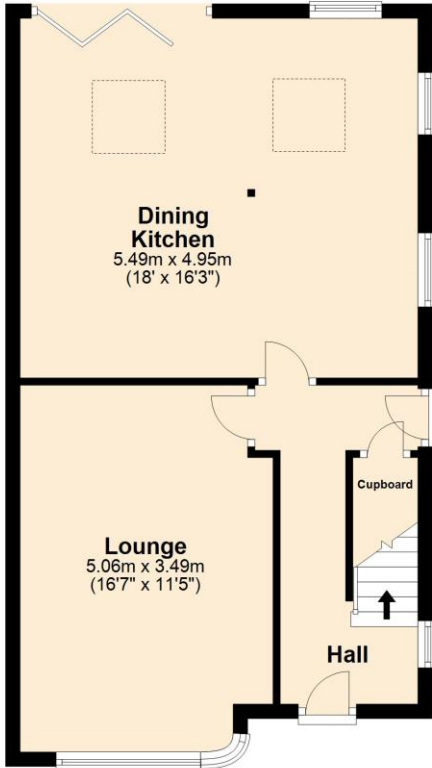


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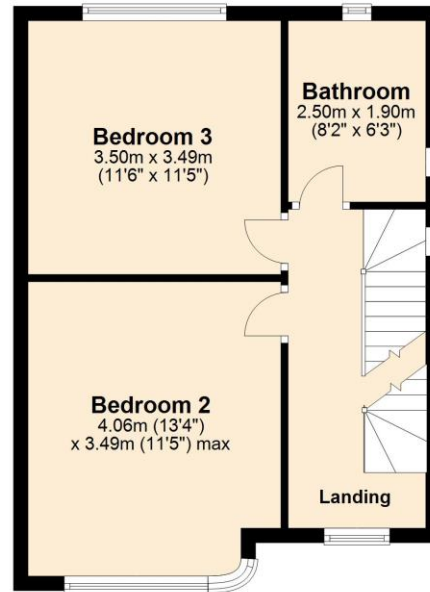
Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 126.9 sq. metres (1366.3 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".