



247 Bury & Rochdale Old Road

Birtle | OL10 4BQ

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## Overview

- Stone Fronted Cottage
- Set Over Three Levels
- Three Double Bedrooms
- Fabulous Breakfast Kitchen
- Modern Bathroom
- Shower Room
- Landscaped Rear Gardens
- Ample Private Parking To Rear
- Backs Onto Open Countryside
- Stunning Panoramic Views
- No Chain



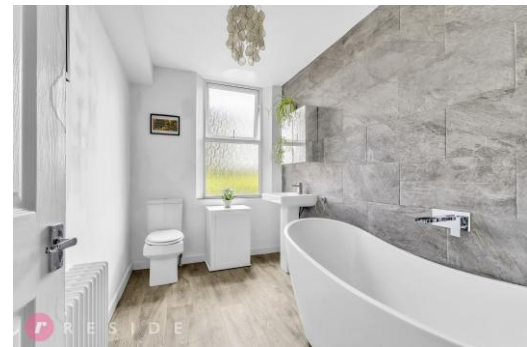
## Three Bedroom Mid-Terraced House With Stunning Countryside Views

Welcome to this beautifully presented stone-fronted cottage, offering generous and versatile accommodation across three well-planned floors.

Set in a picturesque location, the property enjoys stunning uninterrupted views of open countryside to both the front and rear — a rare find that truly sets it apart.



The ground floor features a cosy lounge, perfect for relaxing evenings, and a spacious breakfast kitchen, ideal for hosting family meals or entertaining guests. On the upper floors, you will find three comfortable bedrooms, alongside a stylish family bathroom and a separate shower room, providing added convenience for busy households.

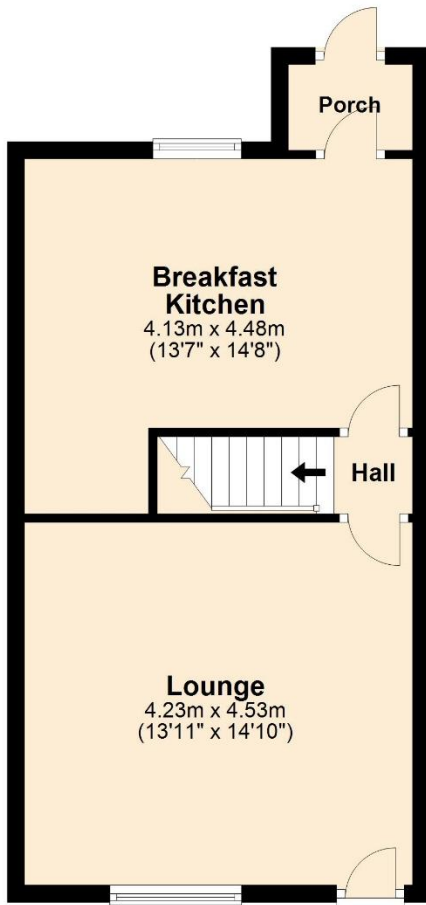


Externally, the property continues to impress. The landscaped garden offers a private outdoor retreat with a blend of lawn, patio and planting areas, ideal for alfresco dining or simply soaking in the views. To the rear, there is ample private parking, a highly sought-after feature in this location. This charming home would suit a wide range of buyers, from professionals and growing families to those seeking a peaceful escape with easy access to local amenities and transport links.

Early viewing is highly recommended to fully appreciate the setting, space and character this delightful home has to offer.  
No Chain.

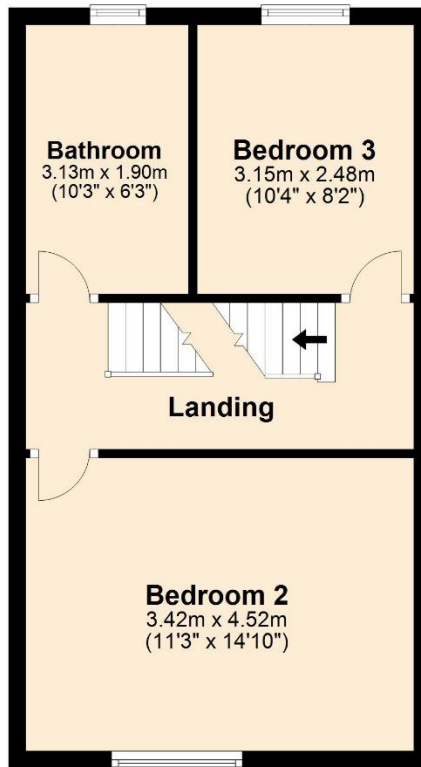
## Ground Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



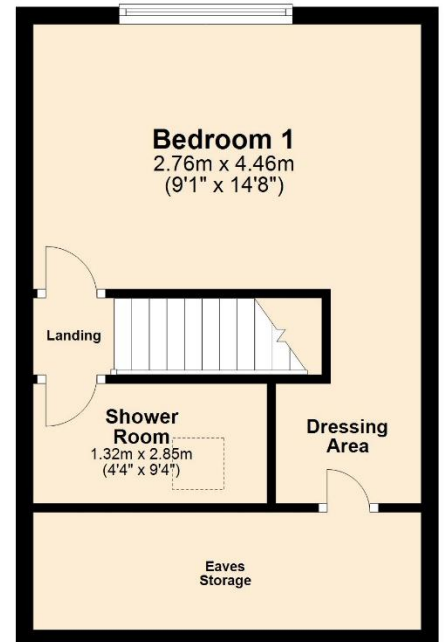
## First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



## Second Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

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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".