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BIRCH COTTAGE MOSS HALL ROAD  
Heywood, OL10 2RE  
£299,950

# BIRCH COTTAGE MOSS HALL ROAD

## Property at a glance

- FREEHOLD STONE FRONTED COUNTRY HOME
- FORMS PART OF A CONVERTED BARN
- SEMI RURAL LOCATION
- THREE DOUBLE BEDROOMS
- MAIN BEDROOM ENSUITE
- CONTEMPORARY LIVING
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- REMOTELY OPERATED GATED ENTRY
- OPEN VIEWS

Birch Cottage is a charming FREEHOLD country home located on Moss Hall Road in a semi rural location more or less midway between Bury and Middleton town centres with views to the front across corn fields. Access to the motorway system is with 1.5 miles and Manchester City centre is less than a 30 minutes drive away and yet the property is 'in the country' with beautiful walks literally on the doorstep. The property forms part of the original barn for the neighbouring Coal Pitts Farm that was completely rebuilt and remodelled approximately 15 years ago into three individual homes. Accessed from Moss Hall Road via remotely operated gates onto a communal courtyard which provides ample parking, the property is in first class condition throughout and offers contemporary living over two floors. With combination gas central heating and upvc double glazing throughout the accommodation briefly comprises: entrance into dining kitchen, inner hall with guest cloakroom, lounge with patio doors, first floor landing, three double bedrooms (the main with ensuite shower room) and main bathroom with integrated television. To the outside there is a York Stone front patio area.





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