



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.



Birtle Moor, Birtle, Birtle, BL9 6TR

Offers Over £230,000

UNIQUE AND DECEPTIVELY SPACIOUS ONE BEDROOM COTTAGE WITH BEAUTIFUL COUNTRYSIDE VIEWS

This stunning one bedroom cottage is located in a picturesque countryside setting, offering breathtaking views of the surrounding landscape. The property is situated in a stunning location of Birtle Moor, Bury that feels rural, yet is still close enough to local schools and amenities. The cottage is perfect for nature lovers with scenic walks nearby. The cottage boasts an open plan kitchen/dining room, which is perfect for entertaining guests. The kitchen is fitted with modern fixtures and fittings, making it a joy to cook in. The property is immaculately presented throughout with a contemporary design that is sure to impress. The bedroom is generously sized, with ample storage space. The bathroom is modern and stylish with high quality fixtures. This unique and charming cottage is perfect for those looking for a peaceful retreat in a stunning location.

Comprising briefly, entrance via the patio doors to an open plan kitchen/dining room. The kitchen/dining room leads through to the hallway. The hallway has stairs to the first floor and doors to the bathroom and a storage cupboard. The stairs lead straight into a spacious reception room which leads on to the bedroom. Externally, there is an enclosed artificial lawn garden, a parking pace outside the front door and a carpark down the hill for guests.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.

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- Beautifully Presented Semi Detached Cottage
- Open Plan Living
- Off Road Parking for One Vehicle and Guest Parking Nearby
- EPC Rating E
- One Bedroom
- Original Features
- Tenure Freehold
- Three Piece Bathroom
- Bursting with Character
- Council Tax Band C

Ground Floor

Kitchen

14'1 x 7'4 (4.29m x 2.24m)

UPVC double glazed leaded front entrance patio doors, Two UPVC double glazed leaded windows, UPVC double glazed window, central heating radiator, spotlights, coving, mix of wall and base units, granite effect worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, tiled splashbacks, integrated fridge freezer, plumbing for washing machine, tiled flooring and open to dining room.

Dining Room

12 x 6'5 (3.66m x 1.96m)

Three UPVC double glazed leaded windows, central heating radiator, spotlights, coving, wood effect laminate flooring and door to hall.

Bathroom

9'3 x 5'8 (2.82m x 1.73m)

UPVC double glazed frosted lead window, central heating radiator, spotlights, wall mounted wash basin with mixer tap, dual flush WC, tiled panel bath with mixer tap and direct feed shower, tiled elevations and tiled flooring.

Hall

5'11 x 5'4 (1.80m x 1.63m)

Central heating radiator, wood effect laminate flooring, stairs to first floor, doors leading to bathroom, storage cupboard and out to the rear.

First Floor

Reception Room

15'7 x 12'11 (4.75m x 3.94m)

Two UPVC double glazed leaded windows, central heating radiator, coving, television point and door to bedroom one.

Bedroom One

13'1 x 8'10 (3.99m x 2.69m)

Two UPVC double glazed leaded windows, central heating radiator and fitted wardrobes.

Exterior

Enclosed artificial lawn, off road parking for one vehicle and guest parking.



Tel: 01617510340

www.keenans-estateagents.co.uk