

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 | | | 88 |
| (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.

Red Bank, Birtle, BL9 6TZ

£285,000

A SPACIOUS CHARACTER COTTAGE SITUATED IN THE HEART OF BIRTLE

Allow us to introduce, Red Bank Cottage, this charming three-bedroom cottage is nestled in the picturesque area of Birtle, just a stone's throw away from the bustling town of Bury. This property is ideally suited to a small/growing family looking to put their personal stamp on a long term home. The property boasts views across surrounding countryside, plenty of countryside walks on your doorstep and spacious interiors, giving a cosy, homely feel.

Comprising briefly, to the ground floor; entrance via the vestibule which leads you directly into the reception room, from the reception room, the floor plan flows through to the kitchen diner which has a door to the rear porch. To the first floor, is a landing to three bedrooms and a family bathroom. Externally, to the rear is an enclosed garden with bedding areas. Both the front and rear of the property have views across farmland and surrounding countryside.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Red Bank, Birtle, BL9 6TZ

£285,000



- Three Bedroom Mid Terraced Cottage
- 1830s Built & Bursting with Character
- Ideal Home For A Small Family With Viewing Essential
- Contemporary Fitted Kitchen And Three Piece Shower Room
- Enclosed Gardens With Bedding Areas & Rear Views Across Farmland/Countryside
- On Street Parking
- Close Proximity To Local Amenities
- Easy Access To Major Network Links
- Tenure Freehold
- Council Tax Band C, EPC Rating C

Ground Floor

Entrance

Via a hard wood door to vestibule.

Vestibule

3'8 x 3'1 (1.12m x 0.94m)

Door to reception room.

Reception Room

15'11 x 13'3 (4.85m x 4.04m)

Hard wood double glazed window, two central heating radiators, multifuel burning stove, door to kitchen, exposed beams and four feature wall lights.

Kitchen

15'9 x 10'10 (4.80m x 3.30m)

Hard wood double glazed window, central heating radiator, range of wall and base units, stainless steel one and a half sink and drainer with mixer tap, four ring electric hob, laminate work top, laminate floor, space for fridge freezer, plumbed for washing machine, dryer and door to rear.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'6 x 9'3 (4.11m x 2.82m)

Hard wood double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'9 x 10'3 (3.28m x 3.12m)

Hard wood double glazed window and central heating radiator.

Bedroom Three

9'6 x 6'4 (2.90m x 1.93m)

Hard wood double glazed window and central heating radiator.

Shower Room

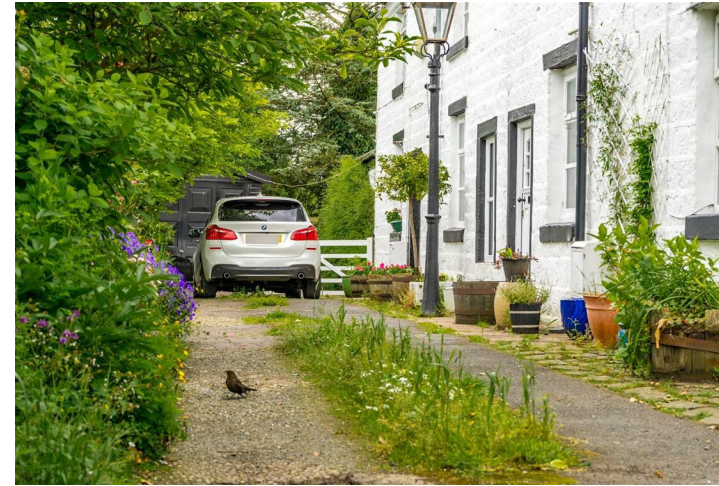
10'1 x 5' (3.07m x 1.52m)

Hard wood double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, tiled elevations and tiled floor.

External

Rear

Enclosed yard with stunning views across farmland and the surrounding countryside.



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