



Higher Moulding, Birtle, BL9 6TS

£295,000

AN ENVIABLE LOCATION FOR THIS CHARMING COTTAGE

Nestled in the picturesque village of Higher Moulding, Birtle, this charming two-bedroom terraced cottage offers a delightful blend of comfort and tranquillity. With stunning views of the nearby lakes and rolling countryside, this property is perfect for a professional couple or anyone seeking a peaceful rural retreat.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by a newly fitted kitchen that is both stylish and functional. The living area features a cosy log burning stove, ideal for those chilly evenings, creating a perfect space for relaxation and entertaining.

The cottage boasts two well-proportioned bedrooms, providing ample space for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property features a low-maintenance rear yard, perfect for enjoying the fresh air without the burden of extensive upkeep. The front of the cottage is adorned with a delightful flowering garden, adding to the overall charm and appeal of this lovely home.

This property not only offers a comfortable living space but also the opportunity to immerse oneself in the beauty of the surrounding countryside. With its enviable location and inviting features, this cottage is a rare

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	82
(81-91) B		
(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.

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- Charming Mid Terrace Cottage
 - Contemporary Fitted Dining Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Enviaible Location
 - Tenure Freehold
- Three Piece Shower Room
 - Stunning Views of Reservoir
 - Council Tax Band B

Ground Floor

Reception Room

15'6 x 15'5 (4.72m x 4.70m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, exposed beams, four feature wall lights, log burning stove with stone hearth and wooden mantel, television point, wood effect laminate flooring and door to kitchen.

Kitchen/Dining Area

15'5 x 13'2 (4.70m x 4.01m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, plumbing for washing machine, integrated fridge and freezer, exposed beams, wood effect laminate flooring, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

Central heating radiator, loft access, smoke detector, doors to two bedrooms and shower room.

Bedroom One

15'10 x 12'5 (4.83m x 3.78m)

UPVC double glazed window, central heating radiator, spotlights, wood effect laminate flooring and fitted wardrobes.

Bedroom Two

13'2 x 9'4 (4.01m x 2.84m)

UPVC double glazed window, central heating radiator and television point.

Shower Room

10'0 x 5'10 (3.05m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, part PVC panel elevations, part tiled elevations, exposed beam, extractor fan and wood effect laminate flooring.

External

Rear

Paved yard with bedding and brick outbuilding.

Front

Laid to lawn garden, bedding areas, steps to front entrance and views of reservoir.



Tel: 01617510340

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