



Daneswood
42 Bury & Rochdale Old
Road
Birtle
Bury
BL9 7UB

Welcome to Daneswood, a nature lover's dream house where the morning commute of local deer cross the garden and the bird song is set against the sound of the stream! Set in 1.1 acres of green belt land backing onto a protected woodland an imposing 4 bedroom detached residence offering a rare opportunity to experience outstanding wildlife on your doorstep. The south facing back garden which is surprisingly private, has breathtaking views of the Birtle countryside and comes with its own woodland valley and brook. The beautifully presented and tastefully modernised interior offers open plan living areas which are both extensive and cosy, with tri-fold windows and French doors connecting the entire bottom floor to a large patio area which overlooks the fabulous garden, woodland and views beyond the adjacent fields. Upstairs the bedrooms all offer amazing south facing views of the surrounding countryside. Conveniently located on the B6222 with buses to Bury and Rochdale giving easy access into Manchester. The M66 motorway is approximately 2 miles away.

GROUND FLOOR

PORCH

HALL: imposing hall with feature archway to staircase and beautiful leaded lights to internal doors.

LOUNGE: a most spacious reception room with views to the rear and open coal effect living flame gas fire to a feature chimney breast dividing the lounge and dining areas.



£1,150,000

House - detached

DINING ROOM: good sized room for large dining table, display niches and French doors to the patio affording stunning views.

SNUG: large bay window with views to rear, opening to breakfast area and door to hall.

STUDY: a good sized 5th reception room with window to front and 2 steps up to the open plan breakfast area.

BREAKFAST ROOM: a generous sized room with opening to the kitchen. Attractive tiled chimney breast with built-in Stovax log burning fire. Karndean flooring with underfloor heating.

BREAKFAST-KITCHEN: beautiful Diane Berry fitted kitchen with white matt-finished units, granite worktops, breakfast bar and feature lighting. Integral appliances comprising oven, combination microwave oven, induction hob, recessed ceiling extractor hood, Quooker boiling water tap, dishwasher, fridge and freezer. Karndean flooring with underfloor heating. Grey tri-folding doors to patio enjoying spectacular views.

UTILITY ROOM: fitted units, sink unit, plumbing for washing machine, central heating boiler and Karndean flooring.

FIRST FLOOR

LANDING: spindled balustrade to gallery style landing. Built-in linen cupboards.

BEDROOM 1: an impressive room of over 5 meters square with fabulous views to both front and rear.

EN SUITE: luxurious 5 piece modern bathroom with fully tiled walls and underfloor heating comprising large glazed shower cubicle with plumbed shower, corner bath, WC and twin washbasins to vanity units. Feature chrome ladder towel radiator.

BEDROOM 2: double room with views to rear.

BEDROOM 3: double room currently fitted out with a single cabin bed and modern black wood-grain effect furniture including desk.

BEDROOM 4: double room also with views to rear.

SHOWER ROOM: beautiful modern suite comprising a large glazed shower with plumbed shower, WC and washbasin. Fully tiled walls and floor plus chrome ladder towel radiator and skylight.

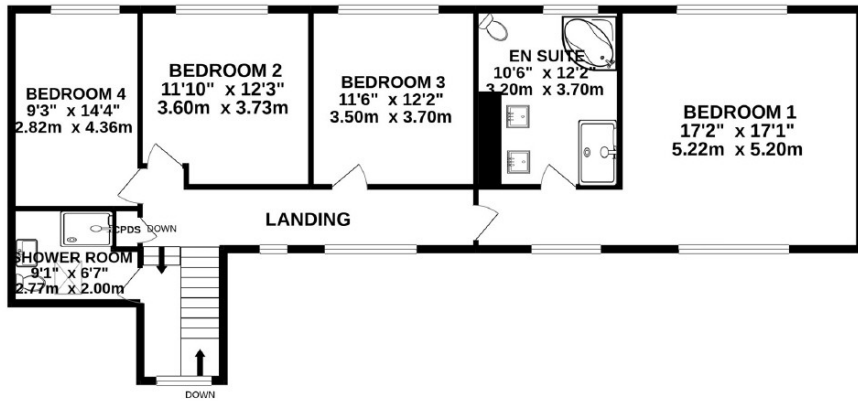
GARAGE/STORE: situated below the main house with twin remote controlled doors to the side, a substantial 4-car garage with large STORE area beyond having good headroom and lighting. Ample parking available to the drive.

EXTERNALLY: beautifully landscaped gardens to front, side and rear with expansive lawn at the rear and woodland beyond which extends into the valley and includes part of the stream. The original double garage to the foot of the back garden has a large flagged area and is ideal for conversion to leisure facilities or retained as a large garden store.

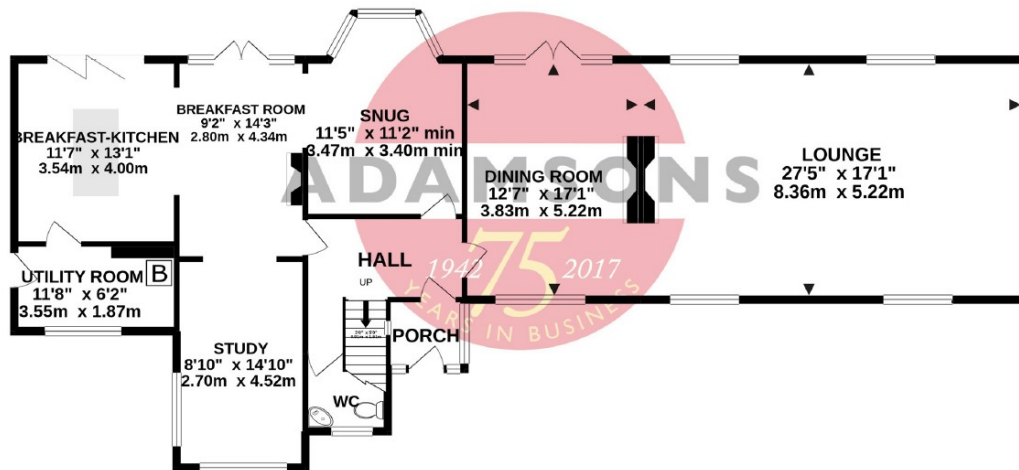
GENERAL: Built in the 1930's with later extensions; Freehold; Council tax band G; Gas central heating; uPVC double glazing.



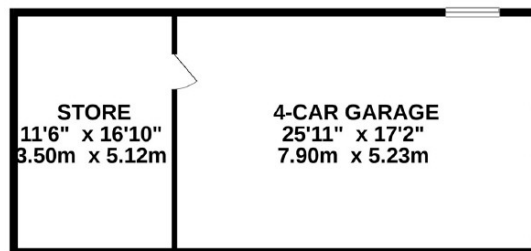
1ST FLOOR



GROUND FLOOR



GARAGE & STORE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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