



DANESWOOD  
BIRTLE



*“There is a surreal sense of stillness, serenity and privacy”.*

## SETTLE INTO YOUR SURROUNDINGS

Ideally located within the charming area of Birtle this wonderful detached home, which is set in over an acre of picturesque greenery, is well suited to a growing family who appreciate a relaxed environment. With 4 double bedrooms and 5 reception areas this well cared for home provides the new owners an ideal safe place to raise a family with great opportunities to enjoy the surrounding wildlife. The well-planned internal renovation of this home adds a touch of modern, open plan family living with pockets of privacy throughout.



# EXPLORING THE GROUNDS

As you enter the grounds of this property you'll travel down a long driveway and finish up in front of the entrance to an impressive 4 – car integrated garage, with twin remote-controlled doors, which is located underneath the property along with a convenient storeroom. Looking outwards toward the generous rear garden you can truly enjoy all the space has to offer. A short stroll down the lawned garden you'll find yourself at the entrance to a private and protected woodland. From here, standing still, you'll hear the gentle sounds of the nearby stream.

At the front of this property there's a large driveway for several vehicles as well as areas of landscaping incorporated. Mature trees and shrubbery enclosed the entire property adding to the overall privacy.

*“We have very fond memories of exploring and playing in the woods when we were younger. Now, we enjoy sitting at edge of the garden and listening to the stream and watching the deer, it feels like living in a nature reserve”.*





*“This home feels cosy whilst offering plenty of space”.*

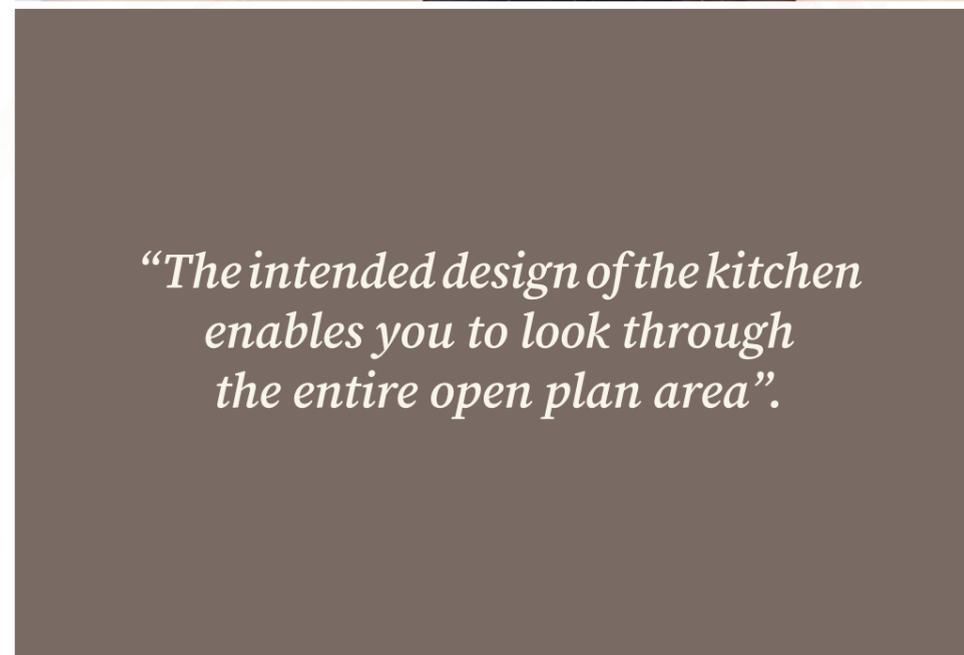
## STEP INSIDE

Entering this home through an attractive entrance porch you'll find yourself in a spacious hallway with characterful features such as an arched stairway and a convenient WC tucked behind the ground floor staircase. As you move through the home, left or right, you'll discover an abundance of modern living space.



## THE HEART OF THE HOME

Travelling left from the main hallway you'll find yourself in the modern kitchen adorned with high-end appliances. Next to the kitchen is the open plan breakfast room which, along with the kitchen, benefits from underfloor heating and has easy access onto the rear patio through French & bi-fold doors. The breakfast room has a modern wood burning fire which heats the open plan space. Next to the kitchen area is a fully fitted utility room. No expense has been spared in the design of bringing 'outdoor living' inside through the wrap round patio which connects you easily to the outdoor areas.



*“The intended design of the kitchen enables you to look through the entire open plan area”.*



## FLEXIBLE MODERN LIVING

Turning right from the spacious hallway you'll discover a formal dining room with French doors giving you easy access to the rear garden. Moving further along there is a formal lounge which invites in plenty of natural light. These two rooms are in part divided by an imposing double-sided fireplace. In addition to these functional rooms, as you move back toward the kitchen area, there is a cosy snug which offers an ideal place for each family member to relax and enjoys views into the rear garden and beyond. The ground floor of this home also benefits from a home office/study.



*“No matter who visits the house, whether it be a friend or tradesperson, they always comment on the views when they step into the living area. The windows instantly draw them in”.*





*“The bedrooms all offer amazing south facing views of the surrounding countryside”.*



## MOVING UPSTAIRS

From the sizable landing area on the second floor, you will find 4 individually styled double bedrooms. The largest of these bedrooms has its own 5-piece en-suite bathroom with a corner bath (overlooking the rear garden), double sinks and a walk-in shower. The en-suite benefits from underfloor heating. Each bedroom benefits from its own wonderful view of the south-facing rear garden. There is also a modern family bathroom.

## THE LOCAL AREA

This home offers the new owners a semi-rural lifestyle. As well as having the open woodland within the boundaries of your own home there's plenty of captivating scenes locally.

Peaceful walks will take you to well-loved establishments locally including several popular restaurants. You're not too far from motorway networks as you can reach the M66 motorway in approximately 2 miles, connecting you to Manchester City Centre in approximately 20 minutes. Closer to home there's great access to public transport which can take you to Bury and Rochdale.

*"You can walk to the local restaurants".*

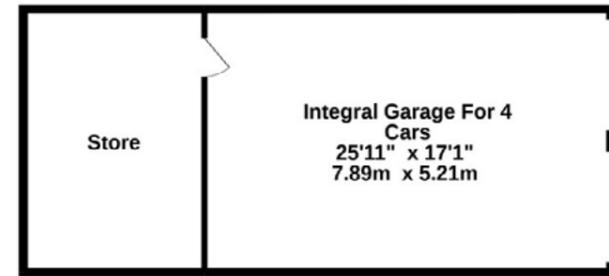




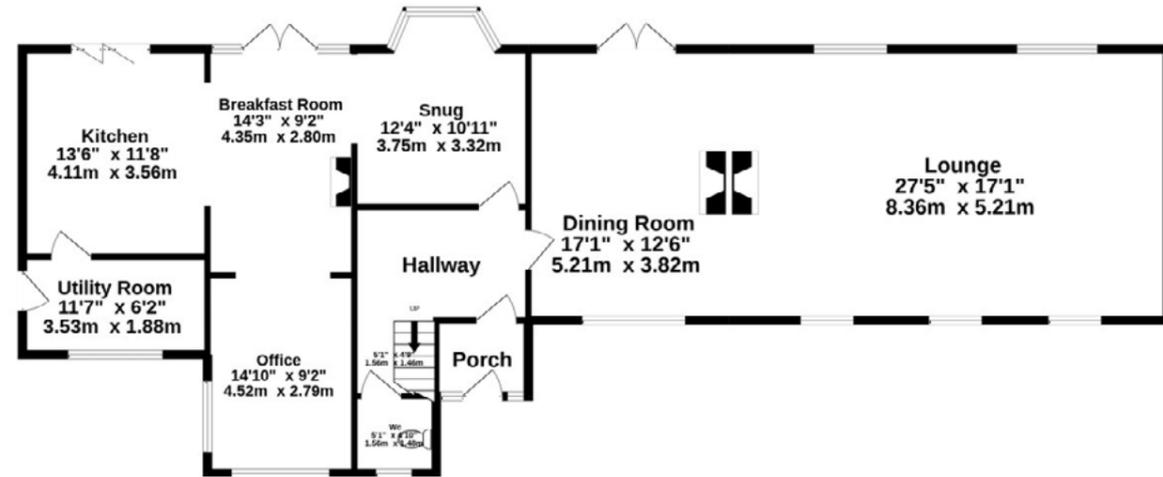
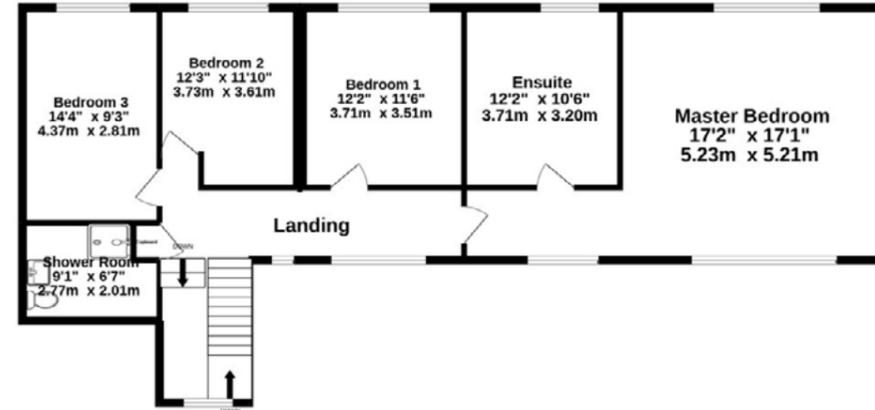
SIT BACK, RELAX AND UNWIND...

Lower ground floor

1st floor



Ground floor



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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## LET'S GET INTIMATE

- Attractive landscape with a private woodland & stream
- 4 double bedrooms, 1 with a large en-suite
- Private parking for several vehicles + an integrated 4-car garage
- 5 reception rooms/areas
- Potential to develop the property further
- Immaculately presented throughout
- Council tax band G



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