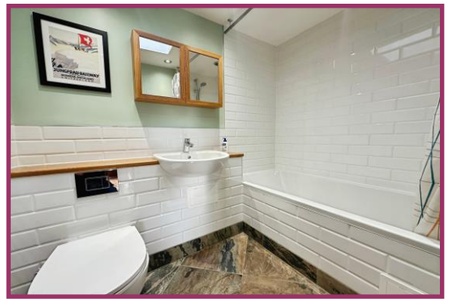
















Independent Estate Agents Est. 1982 Cardwells

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BURY & ROCHDALE OLD ROAD, BIRTLE, OL10 4BQ



- Stone Cottage
- Two Bedrooms
- Modern Kitchen
- Modern Family Bathroom
- Sought After Location
- Detached Garage
- Beautiful Countryside Aspect
- Early Viewing Advised







Offers Over £240,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell. & R.W. Thompson.

A beautifully presented two-bedroom stone cottage, combining traditional character with modern comforts, situated in the highly desirable semi-rural location of Birtle. Cardwells Estate Agents in Bury are delighted to bring to market this charming and beautifully presented two-bedroom stone cottage, offering an appealing blend of traditional character, contemporary living and an enviable position surrounded by some of the area's most picturesque countryside. Ideally suited to first-time buyers, professional couples or those looking to downsize without compromising on character or location, this delightful home presents an excellent opportunity to enjoy peaceful village-style living whilst remaining conveniently placed for the amenities and transport connections of both Bury and Rochdale. Internally, the property offers well-proportioned accommodation with a welcoming entrance vestibule leading through to a comfortable lounge, providing an inviting space in which to relax and unwind. A separate dining room offers additional versatility, ideal for both everyday dining and entertaining family and friends. The modern fitted kitchen provides an attractive and practical space for daily living, complementing the cottage's traditional appeal with contemporary finishes. To the first floor, there are two bedrooms, offering comfortable accommodation with flexibility for a guest bedroom, home office or dressing room, alongside a stylish modern bathroom. Externally, the property benefits from a garden frontage, adding to its attractive kerb appeal and traditional cottage charm. A particularly appealing feature is the detached garage situated to the rear, providing valuable off-road parking or additional storage space. One of the property's greatest attractions is undoubtedly its location. Nestled within the sought-after Birtle area, the cottage enjoys convenient access to beautiful open countryside, with scenic walks, rolling hills and rural surroundings virtually on the doorstep. This desirable setting offers an excellent lifestyle opportunity for those who appreciate the outdoors, whether enjoying leisurely countryside walks, exploring nearby footpaths or simply escaping the hustle and bustle of everyday life. Despite its peaceful surroundings, the property remains well positioned for access to Bury and Rochdale town centres, both offering a wide selection of shops, supermarkets, restaurants, leisure facilities and everyday amenities. The wider road network also provides convenient connections towards Manchester and surrounding areas, making the location particularly appealing to buyers seeking a balance between countryside living and accessibility. With its attractive stone exterior, well-presented accommodation, modern kitchen and bathroom, detached garage and superb semi-rural setting, this delightful cottage has much to offer and is certain to appeal to a variety of prospective purchasers. Early internal viewing is highly recommended to fully appreciate the character, accommodation and lifestyle this wonderful home has to offer. Contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 18' 8" x 13' 1" (5.7m x 4.0m) UPVC double glazed window. Radiator. Ceiling light point. Inset gas fire.

Dining Room 7' 9" x 8' 8" (2.36m x 2.65m) Radiator. Ceiling light point.

Kitchen 7' 9" x 10' 0" (2.36m x 3.06m) UPVC double glazed window. UPVC stable door. A range of modern wall and base units with sink and drainer. Integrated Mieie dishwasher. Neff gas hob, Miele electric oven and AEG extractor hood. Integrated fridge and freezer. Plumbed for washing machine. Radiator. Spotlighting.

Bathroom 5' 8" x 7' 3" (1.72m x 2.20m) Bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Partially wall tiled. Tiled flooring. Radiator. Velux window. Spotlighting.

Bedroom 1 15' 11" x 13' 1" (4.84m x 4.0m) UPVC double glazed window. Fitted wardrobe and shelving. Radiator. Ceiling light point.

Bedroom 2 8' 5" x 11' 6" (2.56m x 3.51m) UPVC double glazed window. Fitted wardrobe and shelving. Radiator. Ceiling light point.

Externally Garden fronted with a detached Garage with up and over door.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 910 year term which started on 10th August 1922, meaning that there are 806 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £2,023 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding

Thinking of Selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd"













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