



**Bury & Rochdale Old Road
Birtle OL10 4BQ
OFFERS INVITED IN THE REGION OF £575,000**

Adamsons Barton Kendal are privileged to present this exceptional detached bungalow, occupying a substantial plot with truly stunning countryside views and surrounded by open fields and greenery.

Situated in the highly sought-after semi-rural location of Birtle, this beautifully presented home offers exceptionally spacious accommodation throughout, whilst providing convenient access to both Rochdale and Bury town centres. The property is ideally positioned within walking distance of the picturesque Ashworth Valley, highly regarded Ofsted-rated schools, and a fantastic selection of local cafés, pubs, and restaurants. The motorway network is also within approximately a 10-minute drive, making this an ideal location for commuters.

Approached via a very large driveway providing ample off-road parking for several vehicles, the property also benefits from a detached garage and an electric vehicle (EV) charging point.

Internally, the accommodation is both spacious and versatile. A welcoming porch leads into a large entrance hallway, whilst a generous lounge provides an excellent space for relaxation and entertaining.

To the rear of the property is an impressive open-plan living space incorporating a dining area, modern fitted kitchen and conservatory. The beautifully appointed kitchen features a range of integrated appliances including a washer, dishwasher, fridge freezer, oven and hob, with the sink perfectly positioned to enjoy stunning views across the surrounding countryside. The dining area flows seamlessly into the conservatory, creating a wonderful family and entertaining space with patio doors opening directly onto the rear gardens and making the most of the spectacular outlook.

A separate inner hallway leads to four generous double bedrooms, two of which benefit from stylish en-suite shower rooms. A contemporary three-piece family bathroom serves the remaining bedrooms.

The property further benefits from gas central heating, uPVC double glazing throughout. and under-floor heating to all bathrooms, the kitchen, dining room and conservatory.

Externally, the rear garden is a true highlight, offering breath taking panoramic countryside views that can be enjoyed from the comfort of your own home. Designed with low maintenance in mind, the garden features a large patio seating area and beautifully manicured lawn, creating the perfect space for outdoor entertaining and relaxation.

This outstanding bungalow combines generous living space, modern presentation and an enviable semi-rural setting, making it a rare opportunity within one of Birtle's most desirable locations.

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Tenure - TBC

Council Tax Band - Band E

Energy Performance Cert - D



Floorplan to follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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