



**Bury & Rochdale Old Road
Birtle BL9 6UE
OFFERS INVITED IN EXCESS OF £450,000**

Adamsons Barton Kendal are privileged to bring to the market this exceptionally presented three-bedroom semi-detached family home.

Occupying a beautiful elevated position surrounded by open countryside in the highly sought-after area of Birtle, this superb 1930s property has been significantly extended to create a stunning home perfectly suited to modern family living.

The heart of the home is a striking open plan kitchen, dining and living space, thoughtfully designed with a central island, inbuilt appliances and distinctive turquoise splashbacks. This versatile area also incorporates seating, a work/study space and a tucked-away cosy lounge area, all benefiting from under floor heating, creating the perfect environment for both everyday living and entertaining. A cleverly hidden, generously sized pantry with fitted shelving enhances the space further. A separate utility room provides additional practicality with space for laundry appliances, while a stylish downstairs WC features half-tiled walls and fitted cabinetry.

To the front, a welcoming separate lounge offers a cosy retreat, complete with a bay window, bespoke media wall for TV and sound system, and a contemporary living flame fireplace. Upstairs, the property boasts three well-proportioned double bedrooms, including a luxurious master suite with mirrored fitted wardrobes and a beautifully appointed en-suite. The en-suite is fully tiled and features modern fittings, a rain shower, fitted cabinets, illuminated mirror and under floor heating.

The main family bathroom is equally impressive, offering a fully tiled finish, fitted storage, bath with rain shower and under floor heating.

Externally, the property enjoys a truly enviable setting with open fields to both the front and rear, along with direct access to Ashworth Valley—a hidden gem ideal for dog walkers and nature lovers alike. The home benefits from off-road parking for two vehicles on a private driveway, complemented by stylish glass balustrades and cedar cladding, as well as a detached single garage. Flagged steps lead to the property, with additional side seating areas and a large rear patio perfect for entertaining, while well-maintained lawned gardens extend to both the front and rear.

Ideally positioned, the property is within easy reach of well-regarded local schools and offers convenient access to both Bury and Rochdale town centres, making it an excellent choice for growing families. This is a rare opportunity to acquire a beautifully finished family home in a semi-rural yet convenient location.



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ACCOMMODATION

Open Plan Kitchen Area - 7.06 x 8.38 metres

Lounge - 5.49 x 3.76 metres

Hallway - 3.82 x 2.38 metres

Utility Room - 2.31 x 2.11 metres

WC - 1.41 x 2.31 metres

Master Bedroom - 3.64 x 2.88 metres

Walk in Wardrobe - 2.82 x 1.56 metres

En Suite

Bedroom 2 - 3.97 x 3.76 metres

Bedroom 3 - 3.89 x 3.76 metres

Bathroom - 2.33 x 2.38 metres



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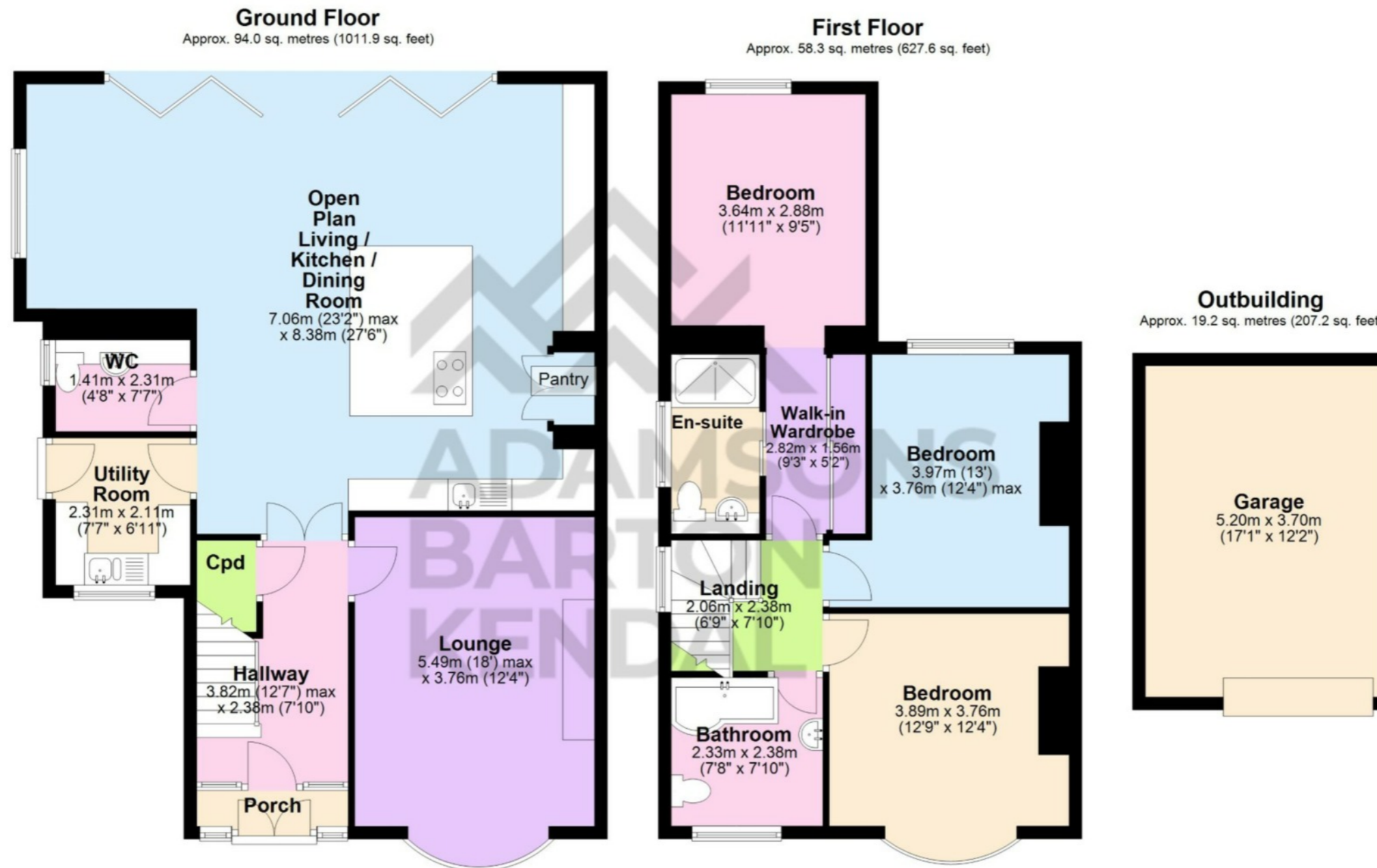
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Total area: approx. 171.6 sq. metres (1846.7 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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