



 RESIDE

249 Bury & Rochdale Old Road | Birtle OL10 4BQ

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Welcome to this beautiful extended two-bedroom cottage, offering a harmonious blend of charm and modern comfort, providing a truly idyllic retreat for those seeking a peaceful lifestyle amidst the beauty of the countryside.

As you approach the cottage, you're greeted by a stone facade, adding to the properties rustic charm. The home boasts a private driveway and ample parking space, ensuring convenience for you and your guests. The landscaped gardens envelop the cottage, creating an outdoor space that blends seamlessly with the surrounding natural beauty.

create a soothing ambiance, while ample closet space ensures organisational bliss. Indulge in relaxation and luxury in the stunning bathroom, featuring elegant fixtures and finishes. Immerse yourself in a deep soak in the freestanding bathtub or refresh under the rainfall shower, surrounded by tasteful tilework and soft lighting.



Step inside to discover a cosy lounge, featuring parquet flooring and a fireplace, perfect for snuggling up on chilly evenings. Large windows flood the room with natural light.

Step outside into the meticulously landscaped gardens, where lush greenery and vibrant blooms create a picturesque backdrop for outdoor enjoyment. Whether you're sipping your morning coffee on the patio or hosting al-fresco dinners, the gardens offer endless opportunities for leisure and tranquillity.

The heart of the home, the open-plan dining kitchen, is ideal for both entertaining and everyday living. The kitchen is equipped with modern appliances, sleek countertops, and ample storage space, catering to all your culinary needs. The room is bathed in sunlight, creating a warm and inviting atmosphere for enjoying delicious meals with family and friends.

Situated in a highly sought-after location, the cottage enjoys the privilege of backing onto open countryside, providing stunning panoramic views and a sense of serenity rarely found. Nature enthusiasts will delight in the abundance of walking trails and scenic vistas right on their doorstep. On your way home from one of the walks, make sure stop off at The Bird at Birtle pub & restaurant to refresh & relax.

Heading upstairs, the cottage offers two generously sized bedrooms, each providing a peaceful sanctuary for rest and relaxation. Soft carpeting underfoot and neutral tones

Contact us today to arrange a viewing!





To view this property call Reside on **01706 356633**

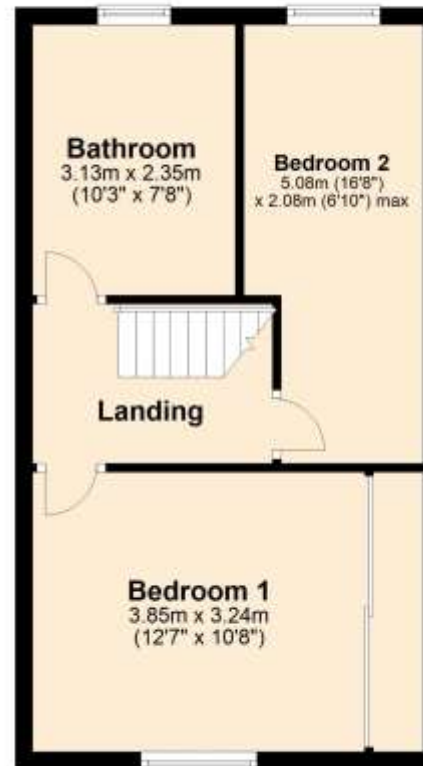
Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".