



pearson
ferrier®

231 BURY & ROCHDALE OLD ROAD
Heywood, OL10 4BQ
£215,000

231 BURY & ROCHDALE OLD ROAD

Property at a glance

- FABULOUS STONE BUILT COTTAGE PROPERTY
- ENVIABLE POSITION CLOSE TO BIRD AT BIRTLE
- TOTALLY RENOVATED OVER THE LAST 5 YEARS
- TWO BEDROOMS
- KITCHEN WITH QUARTZ COUNTER TOPS
- REAR PATIO LAID WITH PORCELAIN TILES
- POTENTIAL TO EXTEND
- BEAUTIFULLY PRESENTED THROUGHOUT

Impressive stone built property renovated over the last five years and a true cottage in every sense of the word with bags of charm and character. The current owners are to be congratulated on their eye for detail and presentation throughout. Located more or less midway between Bury and Bamford in what some may suggest is a 'semi rural' location on the fringe of Birtle countryside and perhaps more appealing, only a few meters from Andrew Nutters gastro pub, The Bird At Birtle. The property has been 'taken back to the brick' and all the plumbing, wiring, fixtures and fittings have been renewed and replaced in that time. The accommodation briefly comprises: entrance porch, lounge, fitted kitchen with quartz counter tops, first floor landing, two bedrooms and a three piece shower room. To the outside there is a low maintenance garden to the front and to the rear a garden area which has been paved in porcelain tiling.

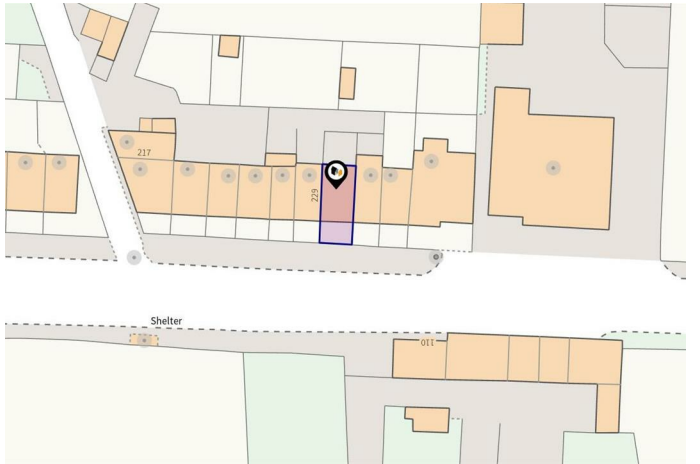
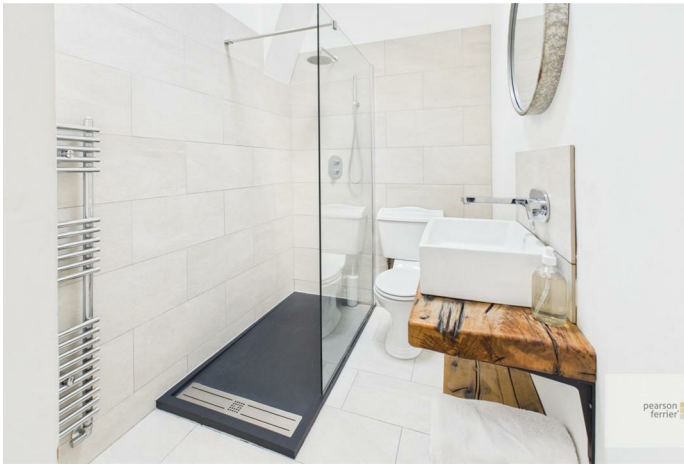
Tenure - leasehold (residue of 910 years remaining from 1922)

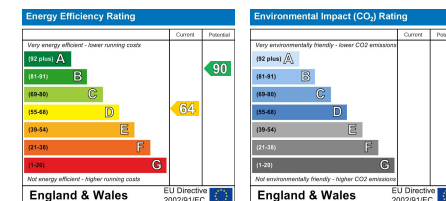
Ground rent £1.50 per annum

Council Tax Banding - B

EPC Rating - D







Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.