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4 LOWER TACK LEA FARM BURY & ROCHDALE OLD ROAD, BURY, BL9 6UY



- Character stone cottage in Birtle
- No upward chain involved
- Stunning location & surroundings
- Close to hospital & transport links
- Versatile accommodation
- Large gardens to 3 sides
- Private parking to rear
- Strictly viewing by appointment



Offers in the Region Of £375,000

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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. C W Pearson.

No upward chain involved! Originally a working farmhouse, this two-three bedroom stone built Victorian cottage is one of only four properties. The more modern attached houses were constructed in the 1960s. The location is breath-taking surrounded by farmland and open views that reach as far as Manchester City centre, the Peak District and beyond. Lower tack Lea is a welcome retreat from the hustle and bustle of modern day living. Fairfield hospital, Bury town centre and the motorway network are all within easy reach. The property can be found on a private road, road sign posted Lower Tack Lea Farm just off Bury & Rochdale Old Road. Why not arrange a viewing today to fully appreciate this impressive character property. Email us at bury@cardwells.co.uk or call 7 days a week on 0161 7611215. Strictly view by appointment only. The accommodation briefly comprises entrance hall, WC, living room with a multifuel stove, kitchen, dining room and a reception/bedroom. Upstairs there are two double bedrooms and a bathroom with a modern suite. Outside there are generous gardens to 3 sides and there is driveway parking for two vehicles. The property also benefits from gas central heating and double glazing.

Entrance Hall UPVC double glazed door. Tiled floor, doors leading to

Cloaks W/C UPVC frosted double glazed window, close coupled WC, wash basin with mixer tap, tiled floor, radiator, inset spotlights to the ceiling.

Living Room 14' 5" x 12' 0" (4.39m x 3.65m) UPVC double glazed window, feature stone fireplace incorporating a multi fuel stove, radiator, wooden beams to the ceiling, built in under stairs storage cupboard.

Dining Room 15' 1" x 14' 0" (4.59m x 4.26m) UPVC double glazed window and door garden aspect, ornamental fireplace with a stone hearth, wooden beams to the ceiling. From the living room there is a door and a staircase, UPVC double glazed window, leading to;

Kitchen 12' 3" x 11' 4" (3.73m x 3.45m) UPVC double glazed window side aspect, range of modern fitted wall and base units with complimentary working surfaces, built in oven and grill, inset four ring gas burner hob with a stainless steel extractor canopy above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a fridge freezer, space for a washing machine, tiled floor, radiator, access to a loft storage space.

Bedroom Three/Reception Room 11' 8" x 12' 2" (3.55m x 3.71m) UPVC double glazed window, radiator.

Landing Access to the loft, radiator, doors leading to;

Bedroom One 14' 10" x 11' 10" (4.52m x 3.60m) UPVC double glazed window garden aspect , fitted double wardrobe, radiator.

En-suite Two Piece suite comprising wash basin & WC.

Bedroom Two 15' 0" x 8' 9" (4.57m x 2.66m) UPVC double glazed window with stunning views, radiator.

Bathroom 9' 9" x 4' 9" (2.97m x 1.45m) Double glazed Velux skylight window. Matching white suite comprising, panel enclosed bath with mixer tap, shower cubicle, wash basin with mixer tap inset to a vanity cupboard, close coupled WC, tiled floor, part tiling to the walls, radiator, inset spotlights to the ceiling.

Externally There is a sizable garden to three sides of the property and is mainly laid to lawn with open farmland beyond. To the rear of the garden there is a gate giving access to gravelled parking area for two vehicles.

Tenure We understand the property is Freehold

Viewings Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 7611215 or via email; bury@cardwells.co.uk

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