



**Weythorne Drive
Birtle BL9 7TX
ASKING PRICE £335,000**

Adamsons Barton Kendal are delighted to present this stunning three-bedroom semi-detached home in the highly desirable location of Birtle. Ideally situated a short distance from both Bury town centre and Bamford village, the property is perfectly placed for families, with excellent local schools including St Michael's and Fairfield nearby. Accessed via Elbut Lane, the home enjoys close proximity to popular local spots such as The Pavilion Restaurant, The Pack Horse pub and Valley View Tea Pods, while also benefiting from convenient motorway links and beautiful countryside walks right on the doorstep—making this a truly exceptional family home.

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The property boasts a large driveway to the front and a practical entrance porch, ideal for storage. Internally, the welcoming hallway features useful under stairs storage and leads to a well-thought-out ground floor layout including a downstairs WC and a spacious storage room. The modern lounge is beautifully presented, complete with a stylish media wall featuring integrated LED backlighting and a charming bay window that floods the space with natural light. The true heart of the home is the impressive open-plan kitchen and dining area, designed perfectly for family living and entertaining. This space benefits from bi-fold doors opening onto the south-facing garden, a designated dining bench area, and a stunning contemporary fitted kitchen with a mixture of Neff and Hotpoint appliances, including an integrated fridge freezer, hob, oven, microwave and dishwasher. A large central island provides both functionality and a striking focal point.

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A standout feature of the home is the elegant glass staircase, complemented by a striking light fitting above the hallway, adding a real sense of style. The family bathroom is a luxurious four-piece suite, effectively designed as a wet room with a separate bath, sink unit and WC, with the added bonus of a TV integrated into the bath area. The master bedroom is beautifully presented with fitted wardrobes, a bay window with additional storage beneath, and a stylish en-suite comprising shower, WC and sink with large mirrors. Two further bedrooms, both with fitted wardrobes, complete the first floor.

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Externally, the property offers a low-maintenance rear garden with Astroturf and a patio seating area, ideal for relaxing or entertaining. There is additional space to the side of the property, along with a versatile outhouse currently used as a bar, which could easily serve as a home office, playroom or studio. The home has undergone full renovation by the current owners, including insulation upgrades to both the walls and loft floor, ensuring improved efficiency and comfort throughout.

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Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Porch - 1.13 x 1.91 metres

Hallway - 5.85 x 1.45 metres

Lounge - 6.01 x 2.82 metres

Open Plan Kitchen/ Diner - 6.85 x 2.63 metres

WC - 1.32 x 1.40 metres

Utility Space - 2.13 x 2.55 metres

First Floor

Landing

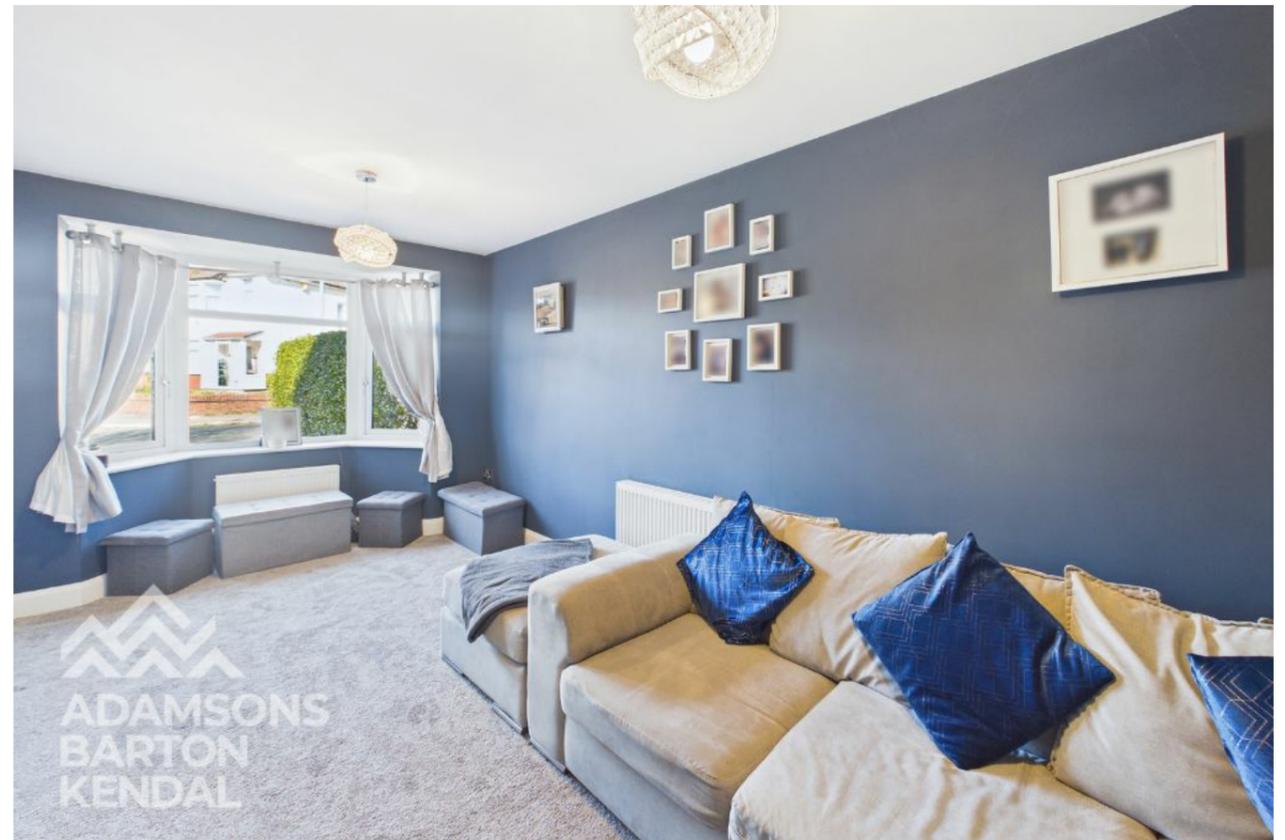
Master Bedroom - 3.09 x 2.50 metres

En Suite - 1.25 x 2.69 metres

Bedroom 2 - 3.31 x 2.76 metres

Bedroom 3 - 2.28 x 2.45 metres

Family Bathroom - 2.82 x 1.37 metres



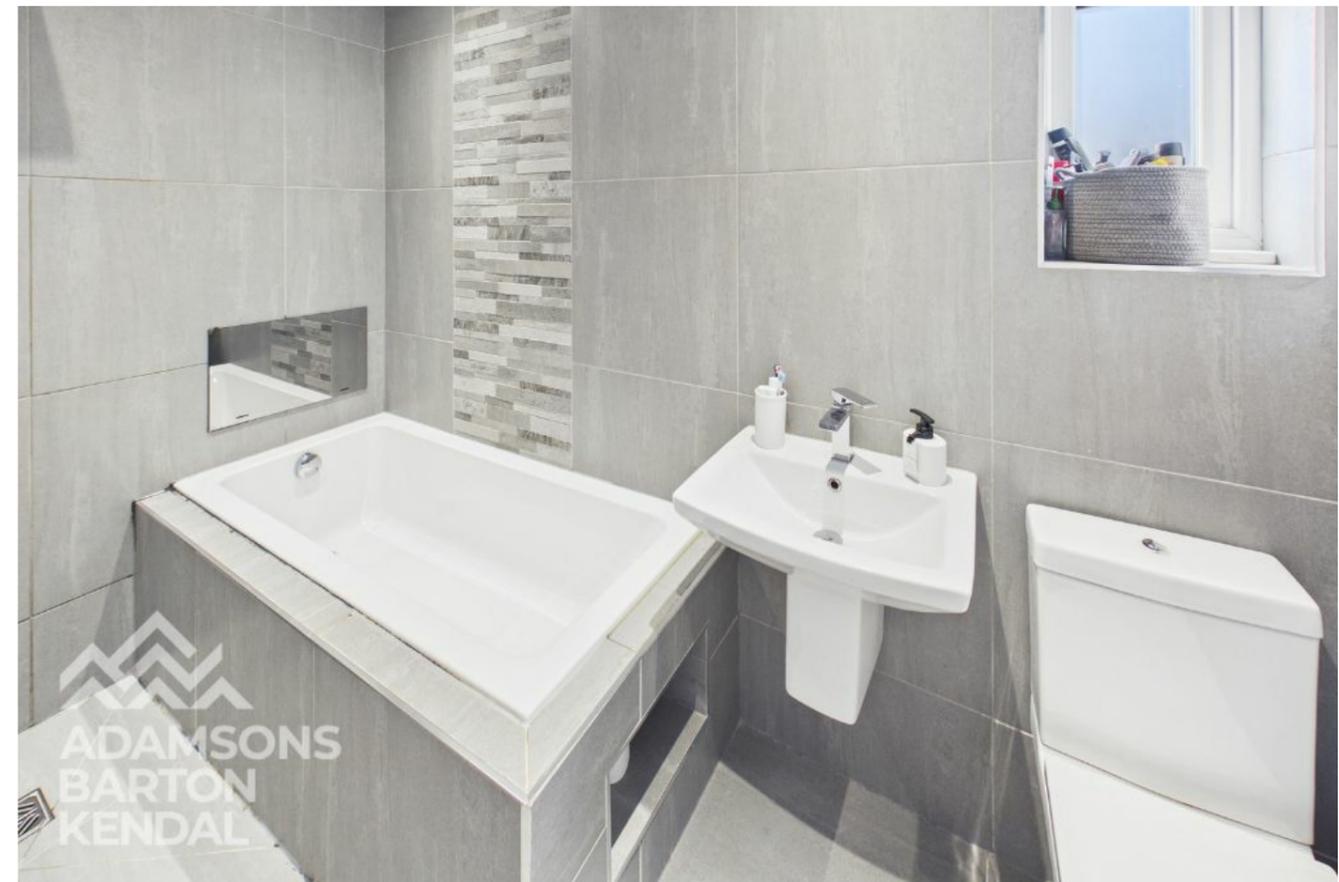
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Tenure

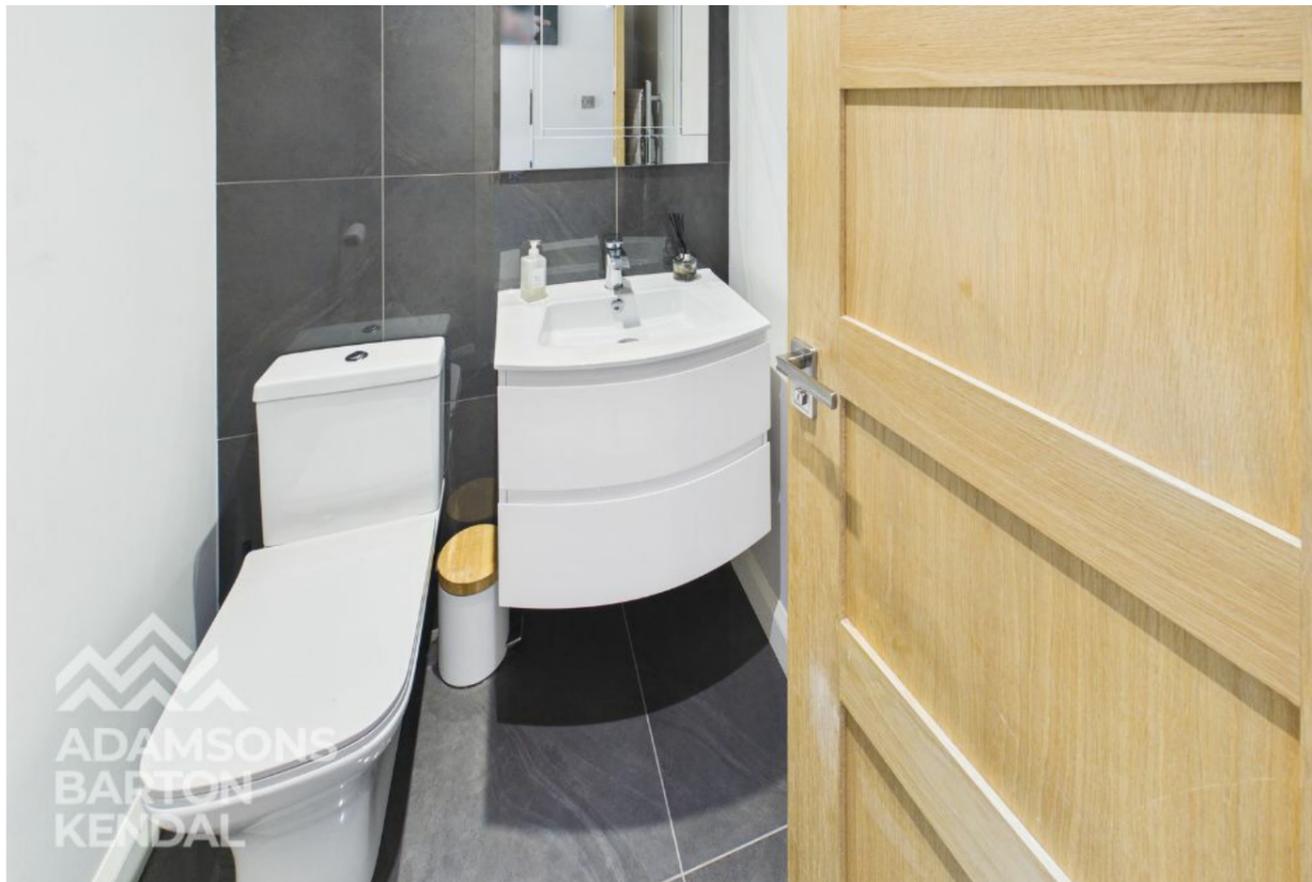
TBC

Council Tax Band

Band C

Energy Performance Certificate

TBC



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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