






MAISON HAUS  
REAL ESTATE & LETTINGS

# THE PENTHOUSE

## *Old Birtle*

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# The Penthouse

- Exclusive Penthouse Apartment
- Versatile Living Throughout
- Exceptional Far Reaching Views
- Over 4,500 sq ft
- Secure Parking and Garage
- Recently Refurbished Throughout



# Birtle Road

Maison Haus are delighted to bring to the market this exceptional penthouse apartment. This stunning duplex apartment is a truly outstanding example of its type, approximately 258m above sea level, graced with breathtaking views across Manchester and the Penines.



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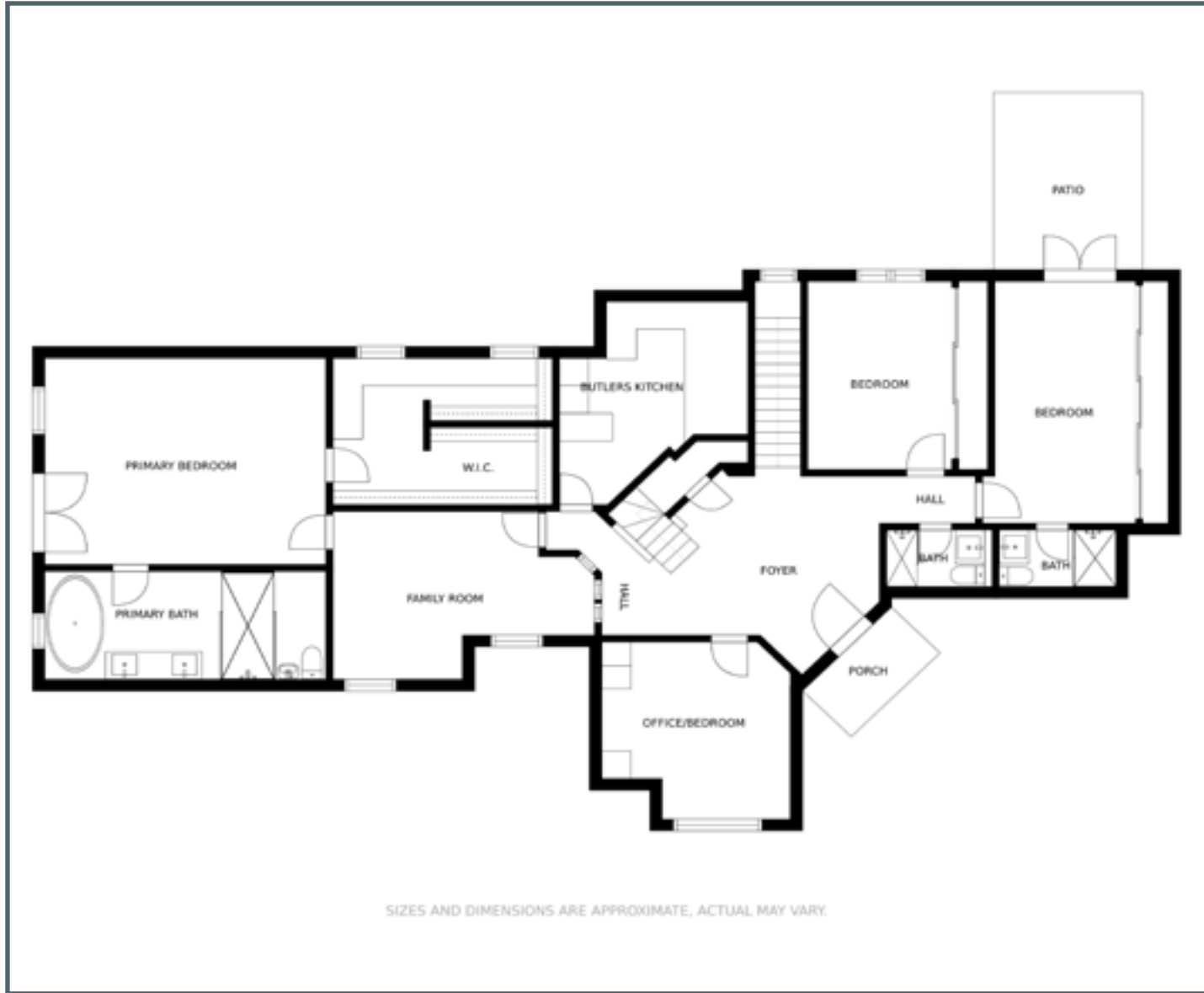
Spanning just over 4500 sqft and occupying three floors, the specification throughout the apartment is exceptional. The extensive open-plan lounge & kitchen area is the perfect space to entertain with friends, situated on the third floor the kitchen comprises bespoke units and integrated appliances and offers the most amazing views. Cleverly designed by the current owners this floor is also home to a private bar and dining room with direct access

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This apartment has it all, for those who like their creature comforts there is a snug, cinema room and Butlers kitchen and gym. The enviable master bedroom is complete with dressing room and ensuite bathroom, no expense has been spared imported from Italy the glass vanity unit completes this already decadent en-suite. There are a further three double bedrooms all benefiting from an array of fitted wardrobes, and one with ensuite. The cinema room could easily double as a 5th bedroom. The apartment also benefits from under floor heating and its own automated sprinkler system. The property offers 3 external private patios, beautiful matured communal landscaped garden to which there is a central water feature upon entrance. There is a double garage as well as four parking spaces.

Viewings are an absolute must to fully appreciate both the location and the properties accommodation on offer.





## MAISON HAUS SALES

Maison Haus Guarantees to work harder to achieve the best price for you, we have pre-qualified buyers waiting.

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The Penthouse

Birtle Road

BL9 6UT

Guide Price: £1,250,000

Tenure : Leasehold

Local Authority : Rochdale Council

EPC Rating : TBC

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