

Offers In Region of
£355,000
Freehold



JONSIMON
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Features

- A Stylish and Modern Three /Four Bedroom Semi Detached Family Home
- Spacious Lounge with French patio doors
- Modern fully fitted Kitchen/Diner with Appliances
- Entrance Hallway & Modern Guest WC
- Stunning Rear Views Over Farmland
- Driveway For Two Cars for Ample Off Road Parking
- EPC Rating - B, Low Energy Bills
- The house is within easy reach of the local shops, schools and is a short walk to the town centre and drive motorway network
- Located on this popular new select development in Edenfield Village
- Beautiful rear garden with paved patio area
- Jack & Jill Shower Room & Modern Three Piece Family Bathroom
- This property must be viewed due to its fantastic accommodation and presentation

Summary of Property

**** SUPERB THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME ** STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE**
**** PARKING FOR 2 VEHICLES ** QUALITY FITMENTS ** SMALL SELECT DEVELOPMENT ****

Stunning three/four bedroom stone built semi detached family home set on a select development in the heart of the picturesque village of Edenfield surrounded by acres of open countryside. The property is done to a beautiful standard and is a credit to the current owner, offering a spacious reception room leading to a stunning garden. With stunning farmland views to the rear, easy access into Ramsbottom, Rawtenstall and Bury town centre and easy access to motorway links. Within walking distance to Edenfield primary school. The property briefly comprises of a, entrance hallway, guest wc, lounge, dining kitchen with appliances to the ground floor and to the first floor are two excellent size bedrooms and a modern three piece bathroom suite. The main bedroom and Jack & Jill shower room plus additional bedroom sits on the second floor with a large picture window over looking the surrounding countryside to the rear. Allocated parking to the front for two vehicles to provide ample off road parking. This really is a must view and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: D Annual Amount:£2309.86 Approx.

Flood Risk: Very Low

Broadband availability

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority

Rossendale Council
 Band D
 Tax Band Amount: £2309.86

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door, radiator, alarm pad, large storage cupboard, ceiling point and stairs leading to the first floor landing.

Guest WC

Modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel radiator, extractor fan and ceiling point.

Sitting Room / Dining Room

UPVC double glazed French patio doors and UPVC double glazed rear window, TV point, radiator, ceiling points.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complimentary worksurfaces, four ring gas hob with extractor hood above, electric oven, integrated fridge, freezer, dishwasher and washer dryer, 1 1/2 bowl sink unit with drainer, radiator, ceiling spotlights and UPVC double glazed front window.

First Floor

Landing

UPVC double glazed front window, radiator and ceiling point.

Lounge / Bedroom

UPVC double glazed French patio doors and UPVC double glazed rear window, radiator, TV point and ceiling point.

Bedroom

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern three piece white bathroom suite comprising of a panelled bath with mixer tap and showerhead, low-level WC, wash hand basin, chrome effect towel radiator, part tiled walls, extractor fan and ceiling points.

Second Floor

Landing

Ceiling Point.

Bedroom One

UPVC double glazed featured rear window, large built-in cupboard housing the combi boiler, radiator, TV point, storage into the eaves and ceiling point.

Jack & Jill En Suite Shower Room

A modern three piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin, part tiled walls, chrome effect towel radiator, ceiling spotlights, extractor fan and double glaze Velux front window.

Bedroom

UPVC double glazed front window, radiator and ceiling point.

Outside

Garden & Parking

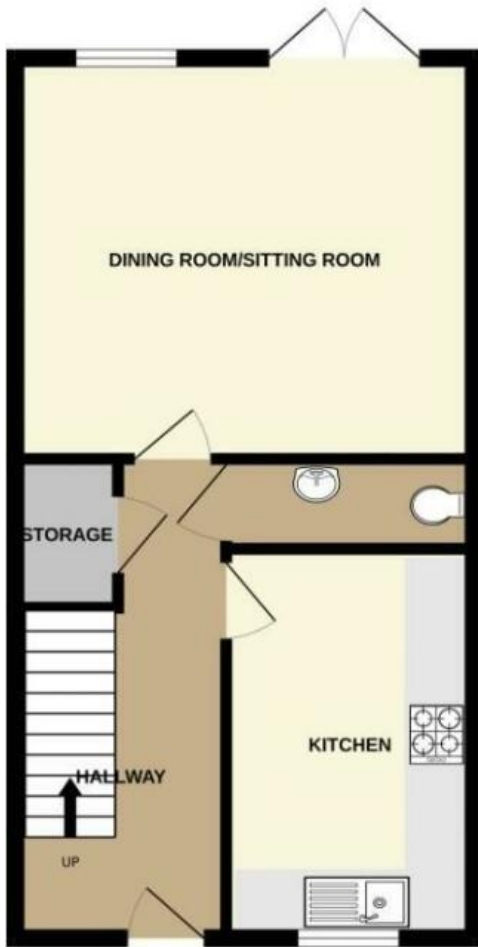
Front: Tarmac double driveway for several cars.

Rear: Paved patio area, lawn area with borders and shrubs. Fence surround with open views over farmland.

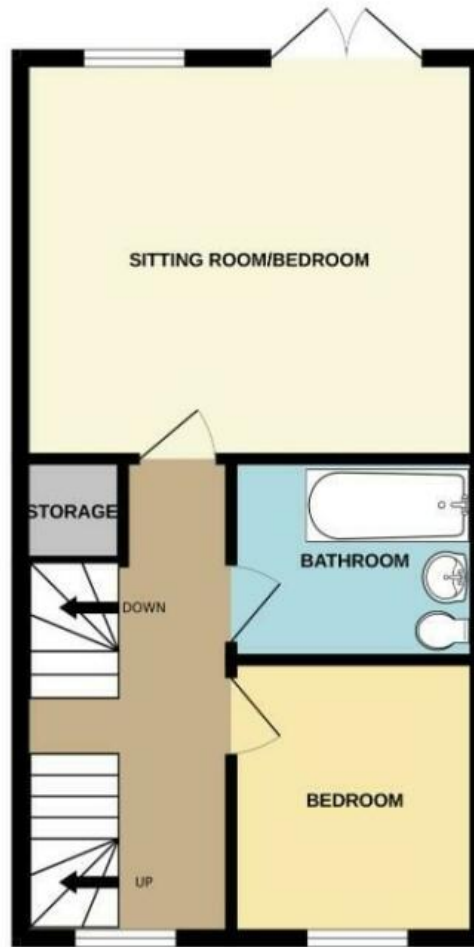


Floorplan

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given that they are in working order. Please note that the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. ©2024

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.