

£399,995
Leasehold



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Features

- A beautiful four bedroom semi-detached family home with stunning rear views
- Porch & Entrance hallway
- Two spacious reception rooms & separate sitting room/fourth bedroom
- A stunning open plan fitted dining kitchen with appliances
- Modern downstairs shower room & Four piece family bathroom
- Gas central heating and fully double glazed
- Quiet residential location
- Stunning open views over local countryside to the rear
- Close to all local amenities and transport links into nearby towns of Bury and Bolton
- Well maintained front and rear gardens with multiple patio areas & Block paved driveway
- Viewing is a must to appreciate the size of this property

Summary of Property

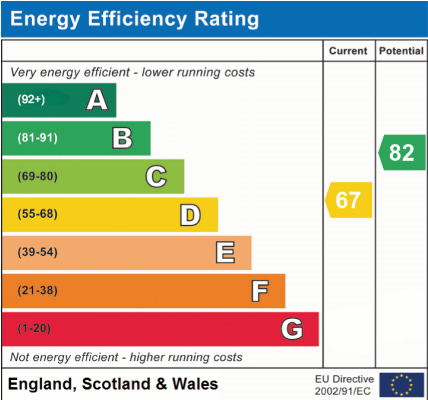
**** AN IMPRESSIVELY SIZED FOUR BEDROOMED PROPERTY WITH STUNNING VIEWS TO THE REAR ** BEAUTIFUL OPEN PLAN DINING KITCHEN ** TWO RECEPTION ROOMS **** Tucked away in the charming village of Edenfield and surrounded by breathtaking countryside views, this beautifully maintained four-bedroom semi-detached home offers the perfect blend of comfort and convenience. Ideally located close to local bus routes, highly regarded schools, amenities, and excellent transport links to Bury and Rawtenstall, this property is perfectly suited for a growing family seeking a peaceful yet accessible location. The home has been lovingly cared for by its current owners and boasts a stylish open-plan dining kitchen, a contemporary three-piece shower room, and an additional four-piece family bathroom. Set within a friendly, tranquil neighbourhood, it's a wonderful opportunity to create a long-lasting family home. The property briefly comprises: an entrance porch leading to a welcoming hallway, providing access to a spacious main reception room, a versatile sitting room/fourth bedroom, a modern shower room, and a stunning open-plan dining kitchen with appliances. Stairs from the hallway rise to the first floor, where you'll find three generously sized bedrooms and a four-piece family bathroom. Externally, the front garden features a patio areas, BBQ and planting areas, while the rear offers a beautifully maintained garden space with patio, as well as a block-paved driveway providing off-road parking for several vehicles. Early viewing is highly recommended and strictly by appointment via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Rossendale Council: D - Annual Amount: £2420.58 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 47Mbps Upload: 8Mbps



Local Authority

Rossendale Council
Band D
Tax Band Amount: £2420.58

Room Descriptions

Ground Floor

Porch

UPVC double glazed front door, laminate floor, storage cupboard and ceiling point.

Hallway

Large storage cupboards, laminate flooring, radiator, ceiling coving, ceiling points and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, coal effect gas fire with feature surround, radiator, TV point, laminate flooring and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, laminate flooring, ceiling coving and ceiling point.

Sitting Room/Bedroom Four

UPVC double front window, radiator, laminate flooring, TV point, ceiling coving and ceiling point.

Open Plan Dining Kitchen

A superb modern fitted kitchen with a range of wall and base units with complementary granite worksurface, four ring induction hob with built-in extractor unit, double electric oven, integrated fridge, freezer and dishwasher, plumbed for washing machine and dryer, 1 1/2 bowl sink unit with mixer tap, radiator, LED floor lighting, feature lighting, ceiling spotlights, large pantry cupboard, Karndean flooring, UPVC double glazed French patio doors, UPVC double glazed rear window and composite double glazed back door.

Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, tiled walls and flooring, extractor unit, light sensor and ceiling spot lights.

First Floor

Landing

Loft access and ceiling spotlights.

Bedroom One

UPVC double glazed rear window, radiator, laminate flooring and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, laminate flooring, storage into the eaves and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator, built-in wardrobes and units, storage into the eaves and ceiling point.

Family Bathroom

A four piece white suite comprising of a walk-in shower unit, roll top freestanding bath with mixer tap and shower head, low level WC, wash hand basin, chrome heated radiator, laminate flooring, part tiled walls, ceiling spotlights and UPVC double side window.

Outside

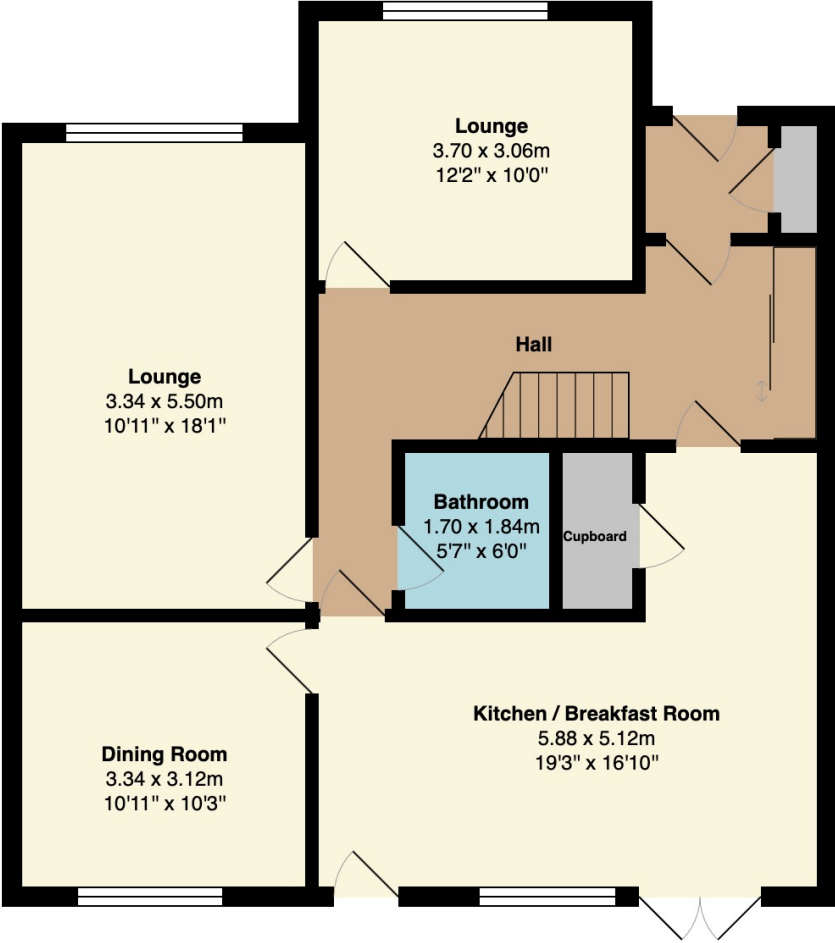
Gardens & Parking

Front: Well maintained front garden with lawn area, well established borders and shrubs, paved patio area, barbecue, wooden shed, additional patio area and meter cupboards

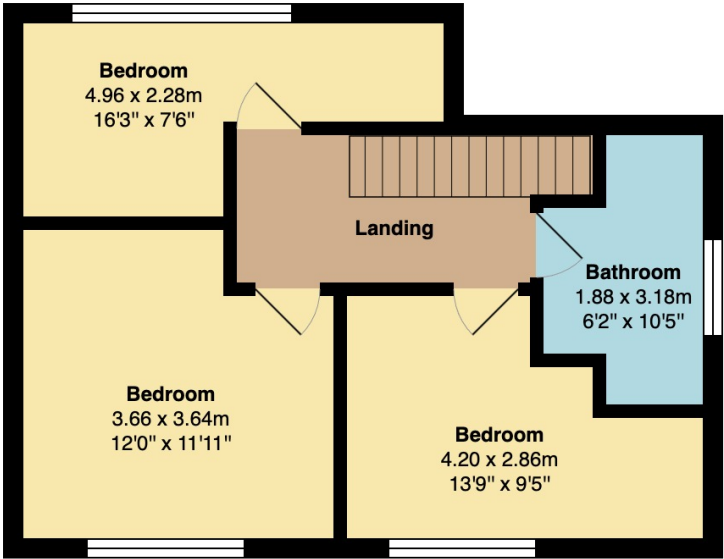
Rear: Flagged patio area, lawn area, borders and shrubs, large block paved driveway for ample off road parking.



Floorplan



Ground Floor
Area: 88.1 m² ... 949 ft²



First Floor
Area: 44.7 m² ... 481 ft²

Total Area: 132.8 m² ... 1430 ft²

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.