

£390,000  
Freehold



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### Features

- A beautiful four bedroom detached family home with stunning rear views
- Porch & Entrance hallway
- Two spacious reception rooms & separate dining room
- Fully fitted breakfast kitchen
- Downstairs shower room
- A three piece white family bathroom
- Gas central heating and fully double glazed
- Well maintained front and rear gardens with large decked patio area
- Over sized garage & concrete driveway for several cars
- EPC Rating - D
- Quiet residential location
- Stunning open views over local countryside to the rear
- Close to all local amenities and transport links
- Freehold Property
- 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 \*\*** Nestled within the picturesque village of Edenfield, surrounded by stunning scenic landscapes is this beautifully presented four bedroomed detached property. Situated conveniently close to bus routes, highly rated schools and amenities, as well as network links to Bury and Rawtenstall. The property has been well maintained throughout and boasts modern three piece bathroom and additional three piece shower room. Having been a credit to the current owners and situated in a welcoming and peaceful area, this property is the perfectly suited for a growing family to create a beautiful home.

The property comprises briefly; an entrance porch, hallway provides access through to a spacious reception room, a separate dining room, bedroom, modern shower room and dining kitchen as well as, stairs to the first floor and stairs down to the lower floor. The lower floor comprises of a bedroom/sitting room, study area, large garage. The first floor comprises of doors to two good sized bedrooms and a three piece family bathroom. Externally there is a garden to the rear with large decked patio and bedding areas, as well as stunning scenic views. To the front there is a beautifully maintained garden with off road parking and access to the oversized garage. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

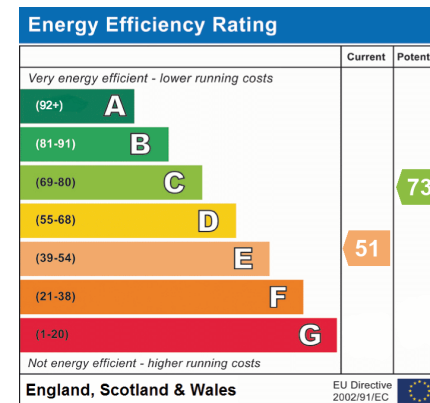
**\*\* FREEHOLD PROPERTY \*\***

Tenure: Freehold

Local Authority/Council Tax: Bury Council: D - Annual Amount: £2288.80 Approx.

Flood Risk: Very Low

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



### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Porch

UPVC double glazed front door and windows, UPVC double glazed rear door, flagged floor and water tap.

#### Hallway

UPVC double glazed door and windows, ceiling spotlights, radiator, storage cupboard and stairs leading to the first floor landing and the lower floor study area.

#### Lounge

UPVC double glazed rear window, radiator, TV point, gas fire with modern surround and ceiling spotlights.

#### Dining Room

UPVC double glazed front window, radiator and ceiling point.

#### Breakfast Kitchen

Modern range of wall and base units with complementary work surface, single bowl sink unit with drainer, part tiled walls, plumbed for washing machine, four ring electric hob with extractor unit above, electric oven, combi boiler, breakfast bar, radiator, tiled flooring, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed side door.

#### Bedroom / Sitting Room

UPVC double glazed front window, radiator, storage cupboard and ceiling point.

#### Shower Room

A modern three-piece white suite comprising of a walk-in shower unit with electric shower, low-level WC, wash basin, fully tiled walls and flooring, towel radiator, ceiling point and UPVC double glazed side window.

### Lower Ground Floor

#### Study Area

Radiator, ceiling point and access to the garage.

#### Bedroom / Sitting Room

UPVC double glazed French patio doors and windows, two radiators, ceiling spotlights and ceiling point and TV point

#### Guest WC

A modern two piece white suite comprising of a low-level WC, wash basin, towel radiator, tiled walls and flooring, extractor fan and ceiling

point.

### First Floor

#### Landing

Loft access, two large storage cupboards and ceiling point.

#### Bedroom

UPVC double glazed side window, radiator and ceiling point.

#### Bedroom

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

#### Family Bathroom

A modern three-piece white suite comprising of a panelled bath with mixer tap, electric shower above, low-level WC, wash hand basin, towel radiator, fully tiled walls and flooring, ceiling point, extractor fan and UPVC double glazed side window.

### Outside

#### Garage

Oversized garage with a manual up and over door, power points, ceiling point and UPVC double glazed rear window.

#### Gardens

Front: Concrete driveway for several cars, block paved and flagged pathway, well maintained lawn area with borders and shrubs.

Side: Well maintained borders and shrubs with flagged pathway and gated access to the front.

Rear: A decked patio area, lawn area, well maintained borders and shrubs, fence panel surround, beautiful rear views overlooking open countryside and woodland aspect.



# Floorplan



**Lower Ground Floor**  
Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

**Ground Floor**  
Area: 75.9 m<sup>2</sup> ... 817 ft<sup>2</sup>

**First Floor**  
Area: 41.5 m<sup>2</sup> ... 447 ft<sup>2</sup>

Total Area: 186.3 m<sup>2</sup> ... 2006 ft<sup>2</sup> (excluding balcony)

## 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.