

£375,000
Freehold



JON SIMON
ESTATE AGENTS



Features

- A four bedroom detached family home with stunning rear views
- Entrance hallway & Guest WC
- Two spacious reception rooms
- Fully fitted breakfast kitchen & Utility room
- Modern three piece downstairs shower room
- Gas central heating and fully double glazed
- Oversized garage with driveway for several cars
- Sold with no onward chain - Vacant possession
- Stunning open views over local countryside to the rear
- Close to all local amenities and transport links - Quiet residential location
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** AN IMPRESSIVELY SIZED FOUR BEDROOMED PROPERTY WITH STUNNING VIEWS TO THE REAR ** NO ONWARD CHAIN - VACANT POSSESSION **** Nestled within the highly sought-after village of Edenfield and surrounded by breathtaking countryside scenery, this beautifully presented four-bedroom detached residence offers spacious and versatile accommodation, perfectly suited to modern family living. Ideally positioned within easy reach of local amenities, well-regarded schools, regular bus routes and excellent transport connections to Bury, Rawtenstall and the wider motorway network, the property enjoys both a peaceful setting and exceptional convenience. Lovingly maintained and cared for by the current owners, the home provides a flexible layout arranged over three levels, making it ideal for growing families, those seeking multi-generational living, or purchasers requiring dedicated work-from-home space. Further benefits include double glazing throughout, a gas central heating system, ample off-road parking, an oversized garage and the added advantage of being offered to the market with no onward chain. The accommodation briefly comprises an inviting entrance hallway, which provides access to a spacious and light-filled reception room, a separate dining room ideal for entertaining, a fitted dining kitchen, a contemporary three-piece shower room and a ground-floor bedroom. Stairs lead both to the first-floor accommodation and to the lower ground floor. The lower ground floor offers excellent versatility and currently comprises a generous bedroom or additional sitting room, a study area, a convenient WC, a utility room and a substantial oversized garage, providing extensive storage and workshop potential. To the first floor, there are two well-proportioned double bedrooms, both enjoying pleasant outlooks, together with a separate WC. Externally, the property continues to impress. To the rear, a private garden features a flagged patio seating area, mature and well-established planted borders, and enjoys stunning far-reaching views across the surrounding countryside, creating an idyllic space for outdoor relaxation and entertaining. To the front, a beautifully maintained garden enhances the property's kerb appeal, while a driveway provides ample off-road parking and access to the oversized garage. Offering a rare combination of versatile accommodation, picturesque surroundings and a desirable village location, this exceptional home must be viewed to be fully appreciated. Viewing is strictly by appointment through our Ramsbottom office. **** FREEHOLD PROPERTY ****

Tenure: Freehold

Local Authority/Council Tax: Rossendale Council: D - Annual Amount: £2516.04 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 10000Mbps Upload: 10000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home, O2 - Good outdoor.

Local Authority

Rossendale Council

Band D

Tax Band Amount: £2516.04

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door and window, radiator, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, gas fire, radiators, ceiling coving and ceiling point.

Dining Room

UPVC double glazed front window, radiator, ceiling point and stairs leading down to the lower ground floor hallway.

Dining Kitchen

Range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, one and a half bowl sink unit with drainer, double electric oven, plumbed for dishwasher, part tiled walls, radiator, ceiling point, UPVC double glazed rear window and composite double glazed side door.

Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low WC, wash hand basin, radiator, ceiling point and UPVC double glazed side window

Bedroom

UPVC double glazed front window, radiator and ceiling point.

Lower Ground Floor

Hallway

Radiator, laminate flooring, gas and electric meter and access to the garage.

Bedroom/Sitting Room

UPVC double glazed sliding patio door, radiator and ceiling point.

Study Area

ceiling point and radiator.

Guest WC

A two-piece white suite comprising of a low level WC, wash hand basin and ceiling point.

Utility Room

Base unit with single bowl sink unit and drainer, work surface, plumbed for washing machine, part tiled walls and ceiling point.

First Floor

Landing

Storage cupboard housing the water tank and ceiling point.

Bedroom

UPVC double glazed rear window, radiator, storage into the eaves, single bowl sink unit with mixer taps and ceiling point

Bedroom

UPVC double glazed side window, fitted wardrobes and units, radiator, storage of the eaves and ceiling point.

WC

A low-level WC, ceiling point, loft access and UPVC double glazed side window.

Outside

Garage

A oversized garage with manual up and over door, boiler, ceiling point and rear window.

Gardens & Parking

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

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



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.