



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gincroft Lane, Edenfield, BL0 0JW

Offers Over £325,000

THE PERFECT FAMILY HOME IN A SOUGHT-AFTER LOCATION

Tucked away on a quiet lane in the heart of Edenfield village with easy access to neighbouring Ramsbottom and Rawtenstall, this three bedroom, traditional semi-detached home is perfect for a small or growing family looking for a property to put their personal stamp on to make it their dream family home. The property enjoys superb countryside views but is within walking distance of local shops, two good schools and a short drive from the commuter routes to Bury and Manchester.

The property benefits from gas-fired central heating and newly fitted UPVC windows. The accommodation comprises of: to the ground floor - porch, entrance hall, lounge with inset living flame gas fire, living/dining room with French doors to rear garden, fitted kitchen, utility room, guest WC. To the first floor - three bedrooms and a three-piece bathroom. Externally - a lawned garden with a paved patio and pond overlooking adjacent farmland at the rear and a well-maintained, private front garden.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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- Semi-Rural Position
- Nearby Nature Walks
- EPC Rated D
- Traditional Semi Detached
- On Road Parking
- Leasehold £2 p.a.
- Close To Village Centre
- No Chain Delay
- Council Tax Band D

Ground Floor

Porch

6'4 x 5'2 (1.93m x 1.57m)

Hall

12'6 x 6'4 (3.81m x 1.93m)

Stairs to the first floor.

Lounge

18'3 x 12'10 (5.56m x 3.91m)

Large bay window overlooking front garden.

Living/Dining Room

11'4 x 10'5 (3.45m x 3.18m)

Currently split between a sitting area with French doors overlooking rear garden and a dining area that leads to the kitchen

Kitchen

13'1 x 12'0 (3.99m x 3.66m)

A good sized family kitchen with a range of wall and base units, a central island, complimentary worktops and glass-tiled splashbacks. Integrated appliances include gas double oven and hob, extractor, fridge freezer, dishwasher and microwave oven.

Utility Room

9'3 x 5'0 (2.82m x 1.52m)

Plumbed for washing machine and dryer.

WC

3'9 x 5'0 (1.14m x 1.52m)

First Floor

Landing

8'3 x 6'4 (2.51m x 1.93m)

Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

Views over rear farmland and countryside.

Bedroom Two

11'0 x 9'6 (3.35m x 2.90m)

Views over cricket field and countryside.

Bedroom Three

7'7 x 6'4 (2.31m x 1.93m)

Adjoining walk-in-wardrobe/storage
Views over cricket field and countryside

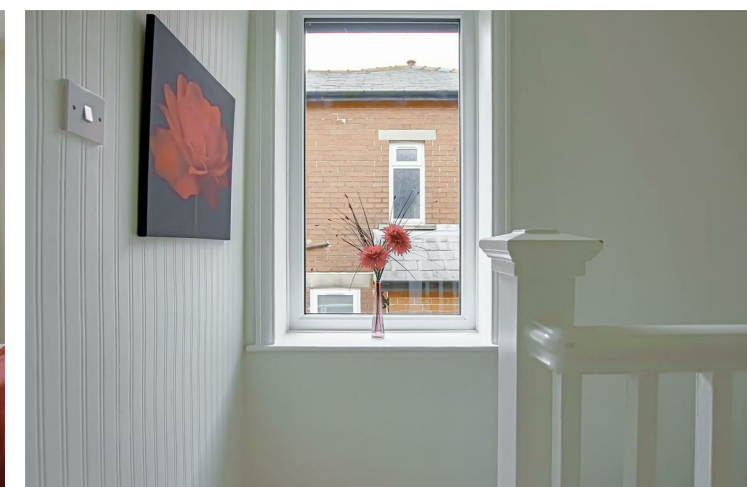
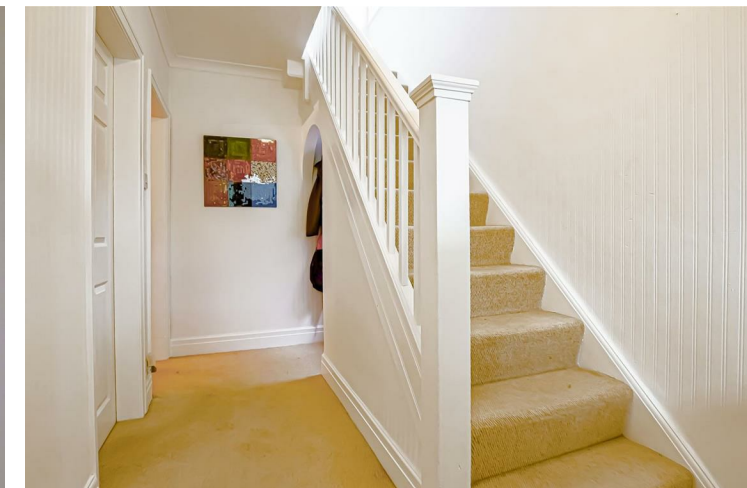
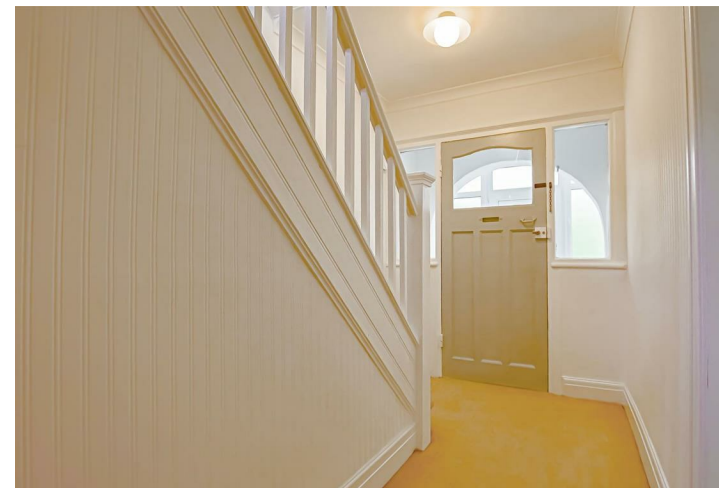
Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Three piece suite comprising of WC, pedestal basin, panelled bath with shower over, part tiled elevations and frosted window to rear

Externally

Lawned gardens to both front and back with borders, mature shrubs, patio and pond. Superb views over farmland, Edenfield Cricket Club field and beyond.



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