



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Market Street, Edenfield, BL0 0JL

Offers Over £210,000

A STUNNING TWO BEDROOM END TERRACE PROPERTY WITH PANORAMIC COUNTRYSIDE VIEWS

This immaculate two bedroom end terrace property is being proudly welcomed to the market in the highly sought after area of Edenfield. The cosy reception room is presented beautifully and is the perfect size for gatherings and entertaining. There is also a fantastic conservatory which is flooded with natural light creating an inviting atmosphere. The two bedrooms are well proportioned ensuring comfort and space. The rear garden overlooks a breathtaking expanse of countryside, offering panoramic views. Situated within close proximity to local amenities, well regarded schools and commuter routes, this is the perfect home for first time buyers or a professional couple.

The property comprises briefly; entrance via the vestibule into a welcoming reception room that has a door through to the inner hall. The inner hall has a staircase to the first floor and open access to the kitchen. The kitchen has ample space and access to the conservatory that leads out to the garden. The first floor landing houses doors on to two generously sized bedrooms and a modern three piece shower room. Externally, to the rear of the property is an enclosed patio area with bedding plants and panoramic countryside views. The front of the property has an enclosed courtyard.

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

Market Street, Edenfield, BL0 0JL

Offers Over £210,000



- Beautifully Presented End Terraced Property
- Contemporary Fitted Kitchen
- Low Maintenance Garden with Countryside Views
- EPC Rating TBC
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Shower Room
- Added Conservatory
- Council Tax Band B

Ground Floor

Entrance Vestibule

2'11 x 2'8 (0.89m x 0.81m)

UPVC frosted front door, coving to ceiling, tiled flooring and door to reception room.

Reception Room

14'2 x 11'9 (4.32m x 3.58m)

UPVC double glazed window, two central heating radiators, coving to ceiling, two feature wall lights, television point, wood effect flooring, fireplace with decorative surround, doors to storage and inner hall.

Inner Hall

Wood effect flooring, stairs to first floor and open access to kitchen.

Kitchen

11'1 x 9'5 (3.38m x 2.87m)

Hardwood double glazed window, central heating radiator, range of wall and base units, wooden worktops, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and hardwood door to conservatory.

Conservatory

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed windows, two feature wall lights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, original wood flooring, doors leading to two bedrooms and shower room.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

UPVC double glazed window, central heating radiator and original wood flooring.

Bedroom Two

10'8 x 9'6 (3.25m x 2.90m)

UPVC double glazed window, central heating radiator, loft access, original wood flooring and storage cupboard.

Shower Room

8'6 x 3'9 (2.59m x 1.14m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, part tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with flagged patio, bedding areas, storage shed and countryside views.

Front

Enclosed courtyard.



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