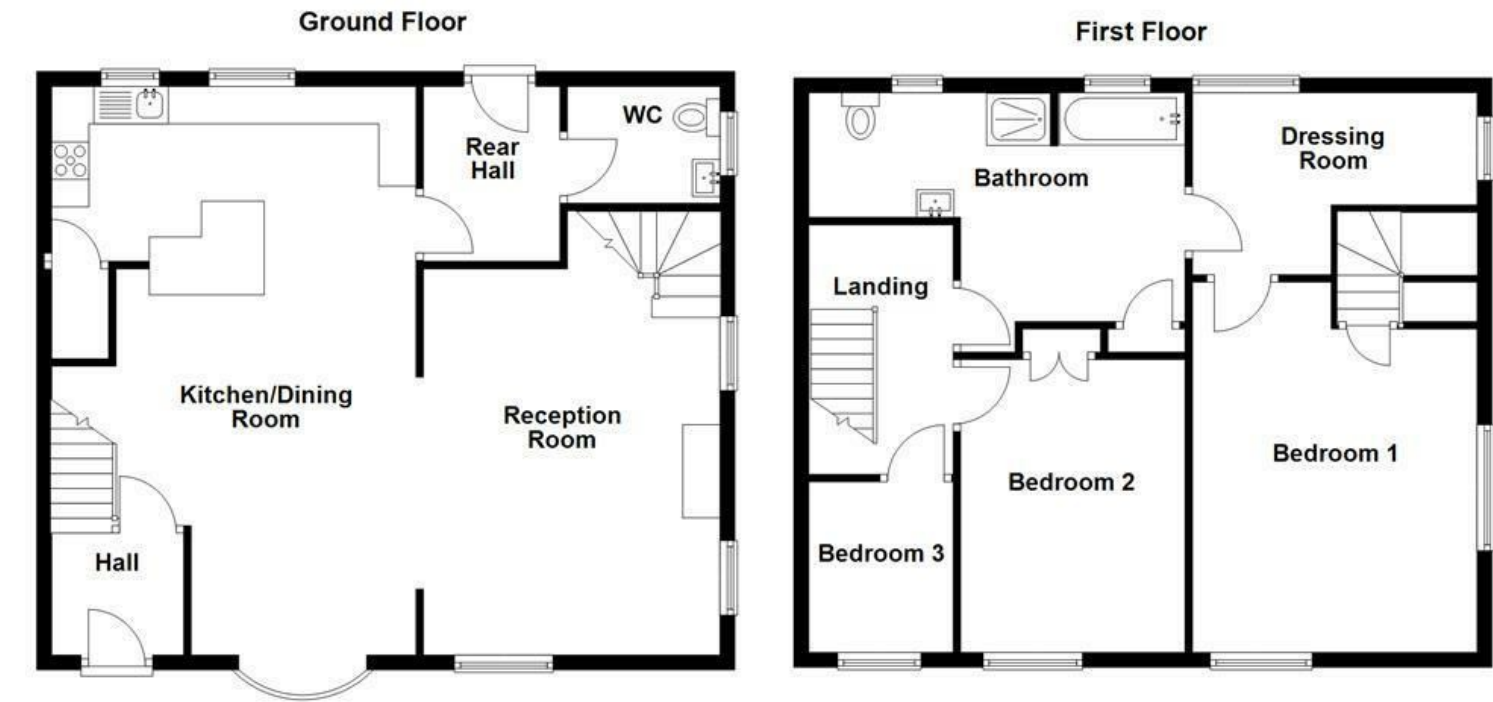




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Merlewood, Edenfield, BL0 0HE

£345,000

A DECEPTIVELY SPACIOUS 3/4 BED HOME WITH GREAT VIEWS IN RAMSBOTTOM, BURY. SOLD WITH NO CHAIN DELAY.

We're excited to present this spacious end quad house in the scenic Merlewood area of Ramsbottom, Bury. This home boasts a modern interior with a surprising amount of space.

Upon entering, you'll find two inviting reception rooms seamlessly connected to a contemporary kitchen, creating a light-filled, open-plan space perfect for entertaining and relaxing.

The property features three lovely bedrooms, including a main bedroom with a dressing room that can also serve as a home office, nursery, or extra small bedroom. A well-appointed family bathroom ensures convenience for all.

A standout feature is the private driveway, a rare find in this sought-after location, offering ample parking for multiple vehicles. The beautifully maintained gardens provide a tranquil retreat with spectacular views.

Recent upgrades include a new roof, gas combi boiler and a downstairs rewire, all within the last five years.

Don't miss the chance to make this lovely home yours. Contact us today to schedule a viewing and secure your slice of paradise in Ramsbottom.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Merlewood, Edenfield, BL0 0HE

£345,000



- Tenure Freehold
 - Off Road Parking With Driveway For Numerous Vehicles
 - Main bedroom with stunning views towards Peel Tower and 2 large windows
- Council Tax Band D
 - Spacious And Bright Three Bedroom End Quasi semi Property
 - Modern contemporary interior
- EPC Rating TBC
 - Two reception rooms with contemporary kitchen, open plan layout and picture windows
 - Easy Access To Local Amenities

Ground Floor

Entrance Hall

5'8 x 5'7 (1.73m x 1.70m)

The welcoming entrance hall of this home, features a double glazed door with frosted stained leaded glass window, adding character and charm to the space. Upon entering, you'll find a radiator providing warmth and comfort, along with a convenient meter cupboard for easy access and organisation of utilities. From here, you can seamlessly transition into the spacious kitchen dining room or head upstairs to the first floor.

Rear Hall

7'7 x 6'3 (2.31m x 1.91m)

A stylish rear hallway showcasing generous storage solutions, ideal for modern living. This inviting space features classic parquet flooring that adds a touch of sophistication and warmth to the home. A large coat cupboard with generous storage above offers practicality and organisation, ensuring clutter-free living. Accessed from outside through a double glazed door to the rear, this hallway is designed for convenience and ease of use. Completing the layout, a door leads to a convenient WC, providing essential amenities conveniently close to the main living areas.

WC

6'2 x 5'2 (1.88m x 1.57m)

Just off the rear hallway is the spacious and well-appointed downstairs WC. This bright and airy room features a double glazed frosted window, with a small hopper for ventilation and a central heating radiator. The room is equipped with a stylish retro two-piece suite, including a sleek pedestal wash basin and WC. The tiled walls add a touch of elegance to the room. Underfoot, durable vinyl flooring combines functionality with style, making maintenance a breeze in this high-traffic area.

Kitchen/Diner

25' x 13' (7.62m x 3.96m)

The culinary heart of this beautifully appointed home, where the kitchen dining room beckons with its array of modern conveniences and stylish design elements. The focal point of the room is the double glazed bay window and two additional double glazed windows that bathe the space in natural light, creating a bright and airy atmosphere. The kitchen is equipped with a range of high-quality amenities, including an easy-clean glass five ring gas hob with an extractor fan above, set against a modern tiled splash-back. All appliances are fully integrated for seamless functionality, featuring a microwave, fan oven, dishwasher, washing machine, tumble dryer, and a wine cooler. A composite one and a half sink with a mixer tap (and options for a boiling tap available), enhances the ergonomic layout of the kitchen. For additional storage, a large pantry offers generous storage to stow away essentials, ensuring that everything is neatly organised and easily accessible. The kitchen also features a plumbed-in large fridge freezer with an ice machine. The boiler is concealed in its own dedicated fitted cupboard making it a feature rather than an eyesore. Adding to the social appeal of the space, soft-close base units with stylish rounded cupboards line the kitchen, offering plenty of storage. A large, comfortable seated island, with floor level vanity lights, invites gatherings and casual dining, making this kitchen a welcoming hub for both cooking and socialising. This kitchen dining room epitomises modern living with its blend of functionality, comfort, and aesthetic appeal, making it the perfect centrepiece for everyday living and entertaining.

Reception Room

17'1 x 12'9 (5.21m x 3.89m)

A spacious contemporary lounge with stylish features including two double glazed windows overlooking the well tended garden and a striking circular double glazed window that floods the room with natural light. The space is accentuated by a large feature fireplace enhancing its elegant appeal. A classic "log burner" electric fire (with gas capability), adds warmth and ambience. Access to the rear hall is provided through a convenient door, while an eye-catching spiral staircase leads to the main bedroom.

First Floor

Landing

11' x 5'10 (3.35m x 1.78m)

The upstairs hallway of this charming home offers access to two bedrooms and a bathroom, along with convenient storage and modern touches. A standout feature of this hallway is the large linen cupboard,

Main Bedroom

14'5 x 13' (4.39m x 3.96m)

Enhance your lifestyle with this spacious, well-lit bedroom boasting luxurious features and breathtaking views over the Valley towards Peel Tower. This inviting space features a bespoke oak veneer custom headboard with integrated backlighting, adding a touch of style and ambience. Two built in wardrobes and a built in chest of drawers provide generous storage. The bedroom is bathed in natural light from two dual aspect large double glazed windows. A unique feature of this bedroom is the door leading to a second set of stairs, providing convenient access to the reception room below. Wake up to stunning vistas of the Valley and historic Peel Tower, making every morning a delight and watching evening sunsets a pleasure.

Dressing Room

12'10 x 8' (3.91m x 2.44m)

This versatile dressing room can also serve as a nursery or office. This well-appointed space featuring two fitted wardrobes, drawers, and a storage cupboard, providing ample room to organise and store your belongings. Equipped with multiple power outlets, this room has the ideal flexibility for setting up as a nursery or a productive home office. Accessed conveniently from both the main bedroom and the bathroom, this room offers seamless connectivity within the home. Enjoy natural light and pleasant views through dual aspect double glazed windows.

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

The luxury and style within this stunning second full-sized double bedroom offers a blend of modern elegance and must see breathtaking views across the valley. This impressive room features a massive feature window that showcases the spectacular vistas, framing the picturesque valley landscape. Natural light floods the space, creating a bright and inviting atmosphere that enhances the overall quality. A generous fitted wardrobe with mirrors is a useful feature in this room. The bedroom boasts a modern contemporary feature wall, adding character and style to the room's design. This thoughtful touch complements the expansive views, creating a harmonious and visually striking second bedroom.

Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)

The charm of this single bedroom is a delightful view. The room's layout and size make it ideal for a home office setup, as the present owners have.

Bathroom

16' x 9'10 (4.88m x 3.00m)

This expansive, bathroom boasting ample natural light through two double glazed frosted windows. This features a four-piece suite, including a dual flush WC and a sleek vanity top wash basin with a modern mixer tap. Enjoy the convenience of a large enclosed electric shower and a luxurious Corian panelled bath complete with a mixer tap and rinse head. Additionally, there's a convenient door leading to the dressing room, adding a touch of luxury and functionality to this impressive bathroom space. Finally a large shelved towel cupboard adds convenience and function.

External

Rear

The rear garden features charming bedding areas, neatly laid gravel, and a lush lawn with a delightful flowering and fruit bearing apple tree providing a picturesque backdrop to your outdoor activities. The driveway complete with convenient dropped kerb access offers off-road parking for numerous vehicles, ensuring convenience and versatility for you and your guests, a private driveway is a standout feature, a rare find in this area.

Front

The front garden is thoughtfully laid to lawn, adding to the curb appeal of the property and enhancing its overall charm along with easy maintenance.

