

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		77	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rochdale Road, Edenfield, BL0 0BP

£169,950

A BEAUTIFUL TWO BEDROOM GROUND FLOOR APARTMENT

Welcome to this charming two bedroom ground floor apartment located on Rochdale Road in the delightful area of Edenfield close to Ramsbottom, Bury.

Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, providing ample space for a small family, a couple, or even as a luxurious solo retreat. With two bathrooms, convenience and comfort are at the forefront of this lovely apartment.

Situated in a fantastic location, this property offers easy access to all the amenities and attractions that Ramsbottom has to offer. Whether you fancy a leisurely stroll in the nearby parks or a visit to the quaint local shops and cafes, this apartment provides a unique place to live.

One of the standout features of this apartment is the brilliant parking facilities, ensuring that you never have to worry about finding a spot for your vehicle after a long day out and about.

Don't miss out on the opportunity to make this wonderful apartment your new home. Book a viewing today and experience the charm and convenience that this property has to offer.

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Rochdale Road, Edenfield, BL0 0BP

£169,950



- Immaculate Apartment
- Modern Fitted Kitchen
- Allocated Parking Space
- EPC Rating: C
- Two Bedrooms
- Open Plan Living Area
- Leasehold
- Two Bathrooms
- Neutral Decoration
- Council Tax Band: B

Ground Floor

Entrance Hall

23'2" x 3'7" (7.07m x 1.11m)

Entrance door from communal hall, doors to open plan living area, two bedrooms and bathroom.

Open Plan Living Area

18'6" x 13'1" (5.64m x 3.99m)

Six UPVC double glazed windows, central heating radiator, smoke alarm, spotlights, range of wall and base units with laminate worktops, stainless steel sink with draining board and mixer tap, four burner gas hob, single oven, extractor fan, stainless steel splashback, plumbing for dishwasher and washing machine, space for fridge and part tiled effect flooring.

Bedroom One

12'10" x 9'2" (3.91m x 2.79m)

Three UPVC double glazed windows, central heating radiator, smoke alarm and door to en suite.

En Suite

7' x 5'1" (2.13m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure and part tiled elevations.

Bedroom Two

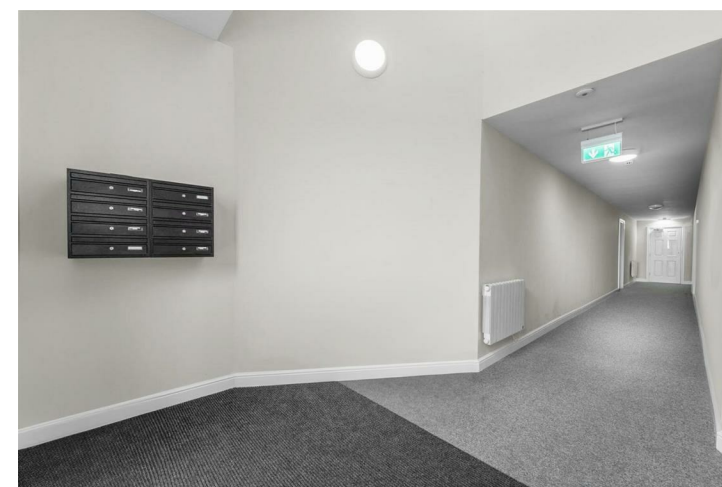
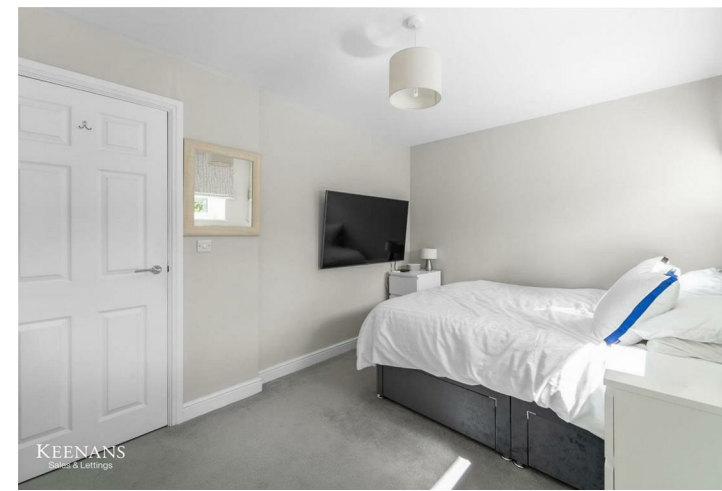
10' x 9'2" (3.05m x 2.79m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

5'9" x 5'1" (1.75m x 1.55m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with direct feed shower over and part tiled elevations.



Tel: 01706215618

www.keenans-estateagents.co.uk