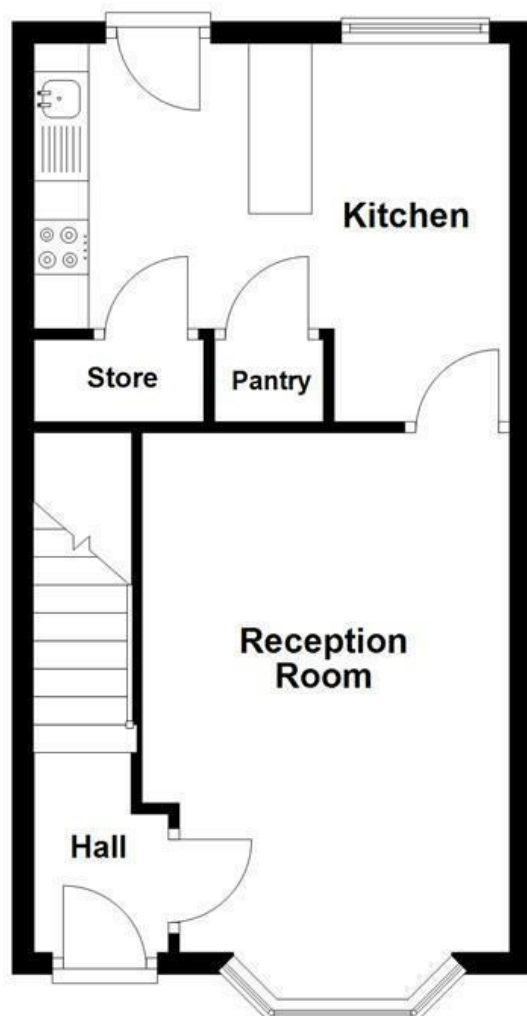
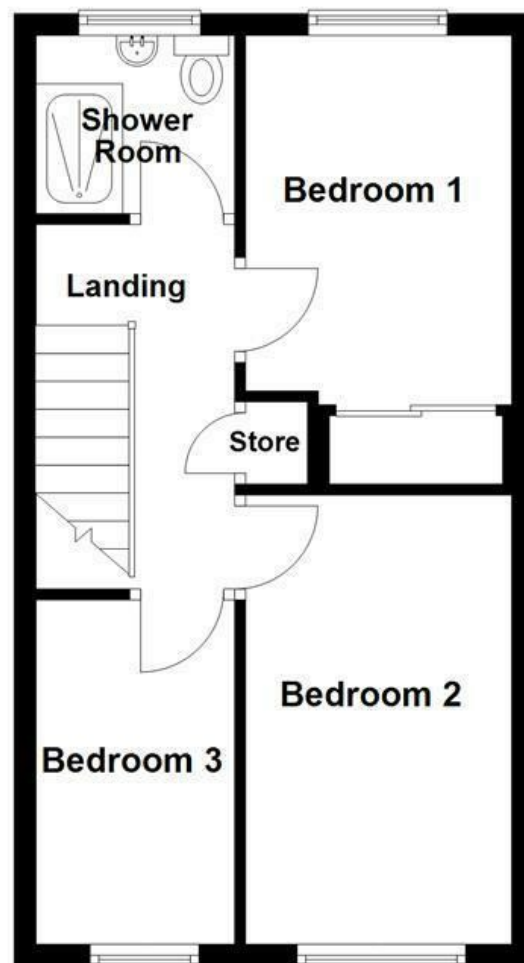


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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.

## Bolton Road North, Edenfield, BL0 0EZ

### £220,000

IMMACULATE PROPERTY WITH VIEWS OF PEEL TOWER

Nestled in the charming area of Edenfield, Bury, this delightful house on Bolton Road North offers a wonderful opportunity for those seeking a spacious home in a semi-rural setting. Imagine waking up to the picturesque views of Peel Tower right from your window, a sight that will surely captivate your heart every day.

Convenience is key with this property, as it provides easy access to local amenities, making daily errands a breeze. Whether you're looking to enjoy the tranquillity of the countryside or explore the nearby town, this location offers the best of both worlds.

Don't miss out on the chance to make this house your home and experience the beauty and comfort it has to offer. Contact our Rawtenstall branch for more information or to arrange a viewing.

# Bolton Road North, Edenfield, BL0 0EZ

£220,000



- Tenure Leasehold
- Parking To Rear With Garage
- Kitchen/Dining Area And Shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Mid Terraced Property
- Viewing Essential
- EPC Rating C
- Three Bedrooms
- Enclosed Paved Rear Garden

## Ground Floor

### Entrance

UPVC door to hall.

### Hall

8'9 x 4' (2.67m x 1.22m)

Central heating radiator, door with glass panels to reception room and stairs to first floor.

### Reception Room

16'1 x 11' (4.90m x 3.35m)

UPVC double glazed bow window, central heating radiator, television point and door with glass panels to kitchen.

### Kitchen

15'6 x 10'11 (4.72m x 3.33m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring, door to pantry, door to storage and UPVC double glazed door to rear paved garden.

## First Floor

### Landing

12'4 x 6'6 (3.76m x 1.98m)

Loft access, doors to three bedrooms, shower room and storage.

### Bedroom One

11'3 x 8'9 (3.43m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

13'6 x 8'4 (4.11m x 2.54m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'4 x 5'4 (1.93m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation and laminate flooring.

### Bedroom Three

10'3 x 7'9 (3.12m x 2.36m)

UPVC double glazed window and central heating radiator.

## External

### Rear

Enclosed paved yard with gate to shared access road.

### Front

Paved pathway to front entrance door and stone chippings.



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