

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Edgeside Lane, Waterfoot, BB4 9UD

£220,000

THE PERFECT FAMILY HOME WITH IMPRESSIVE VIEWS

Nestled on Edgeside Lane in the charming area of Waterfoot, this delightful semi-detached family home offers a perfect blend of comfort and style. With three generously sized bedrooms, this property is ideal for a growing family seeking both space and functionality.

As you enter, you are welcomed by a stunning open plan kitchen and living room, designed to create a warm and inviting atmosphere for family gatherings and entertaining guests. The layout maximises natural light, providing a bright and airy feel throughout the home. The views across the valley are simply breath-taking, adding a touch of tranquillity to your everyday life.

The property boasts one well-appointed bathroom, ensuring convenience for all family members. The good-sized bedrooms provide ample space for relaxation and personalisation, making it easy for everyone to feel at home.

Located in a popular area, this residence enjoys excellent access to local amenities, schools, and commuter routes, making it an ideal choice for families who value convenience and community.

This semi-detached house is not just a property; it is a place where memories can be made and cherished. If you are looking for a home that combines modern living with picturesque surroundings, this is the perfect

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- Exquisite Semi Detached Property
- Stunning Open Plan Dining Kitchen
- Extensive Rear Garden with Open Aspect Views
- EPC Rating D
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Perfect Family Home
- Council Tax Band B

Ground Floor

Entrance Hall

4'5 x 3'9 (1.35m x 1.14m)

Composite double glazed front door, central heating radiator, wood effect flooring, single glazed door to reception room and stairs to first floor.

Reception Room

13'11 x 13'1 (4.24m x 3.99m)

UPVC double glazed box window, central heating radiator, television point, log burner and open access to kitchen/dining area.

Kitchen/Dining Area

17'3 x 8'9 (5.26m x 2.67m)

UPVC double glazed garden window, UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, ceramic sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, space for fridge freezer, under stairs storage, wood effect flooring and door to side elevation.

First Floor

Landing

7'1 x 6'3 (2.16m x 1.91m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'11 x 6'9 (2.72m x 2.06m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

6'11 x 6'4 (2.11m x 1.93m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed rainfall shower, tiled elevations, spotlights and tiled flooring.

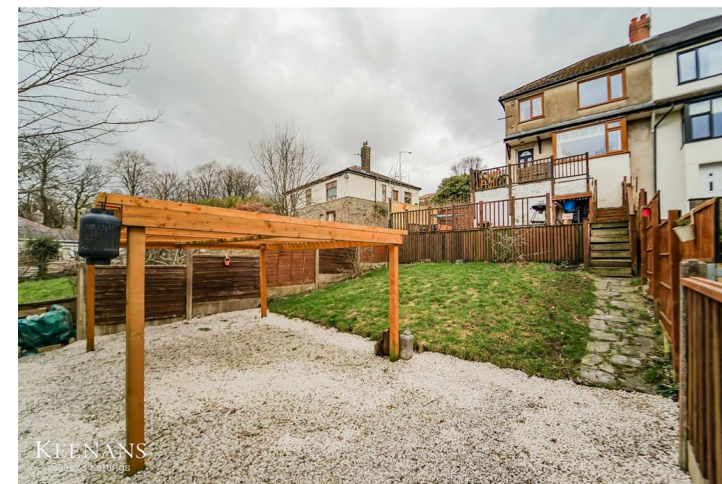
External

Rear

Laid to lawn garden with elevated decking area, gravel chippings and open aspect views.

Front

Wood chipped garden with steps leading to entrance.



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