



Burnley Road, Ramsbottom, BL0 0HW

£950

A RECENTLY RENOVATED HOME INA STUNNING LOCATION

Situated within the idyllic location of Edenfield with enviable views, spacious rooms and added detached garage, this impressive two bedroomed end terraced property is being proudly welcomed to the market. With two double bedrooms and two reception rooms, this immaculate property is ready to be moved into! Situated within the heart of the village close to local shops, butchers, restaurants and public houses, bus routes, good schools and amenities, as well as, network links to Manchester, Bury and Rossendale.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The reception room leads on to a kitchen. The first floor comprises of doors on to two double bedrooms and bathroom. Externally there is an enclosed garden to the rear with patio and bedding areas with access to a detached garage.

For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.

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- End Terraced Property
 - Two Bedrooms
 - Countryside Views
- Spacious Reception Room
 - Three Piece Bathroom
 - On Street Parking
- Fitted Kitchen
 - Rear Garden With Patio And Bedding Areas

Ground Floor

Entrance Hall

14'08 x 3'10 (4.47m x 1.17m)
Composite double glazed front entrance door, central heating radiator, tiled flooring, doors leading to two reception rooms and stairs leading up to the first floor.

Reception Room One

11'02 x 10'07 (3.40m x 3.23m)
UPVC double glazed window, central heating radiator, wooden mantel, picture rail, television point, meter cupboard.

Reception Room Two

15'03 x 14'08 (4.65m x 4.47m)
Two UPVC double glazed windows, two central heating radiators, cast iron coal burning effect fire with stone surround, understairs storage, door leading to the kitchen.

Kitchen

13'02 x 6'04 (4.01m x 1.93m)
UPVC double glazed window, central heating radiator, range of wall and base units with wood work surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for a fridge freezer, space for a washing machine, tiled flooring, composite double glazed door to the rear.

First Floor

Landing

8'08 x 6'06 (2.64m x 1.98m)
Smoke alarm, doors leading to two bedrooms and a bathroom.

Bedroom One

14'09 x 11'05 (4.50m x 3.48m)
UPVC double glazed window, central heating radiator.

Bedroom Two

15'01 x 8 (4.60m x 2.44m)
UPVC double glazed window, central heating radiator, over stairs storage.

Bathroom

9'09 x 6'05 (2.97m x 1.96m)
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panelled bath with electric feed shower, fitted storage, part tiled elevations, wood effect flooring.

External

Front

Garden fronted with patio.

Rear

Garden at the rear with patio areas and bedding areas, countryside views, access to the garage.



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