



pearson  
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4 WATER LANE  
Edenfield, BLO 0LU  
£1,500 Per Calendar Month



## 4 WATER LANE

### Property at a glance

- Detached property
- Four bedrooms
- Rear Garden
- Driveway
- Large dining/kitchen
- Open plan living

Water Lane, Edenfield is a well presented four bedroom detached property, located on this small development of four similar properties within easy reach of Edenfield village centre, Ramsbottom and all local transport links. The property benefits from gas fired central heating and is double glazed throughout, the accommodation briefly comprises; entrance wc/cloaks, large open plan living space with kitchen and dining space too. Bi folding doors lead to the rear garden. The fifth bedroom/or second reception room room is located just off the lounge as is the utility room. First floor, landing area, four bedrooms master with en suite, three piece family bathroom suite. Outside there is parking to the front and a generous rear garden and patio.

Council Tax: E

EPC: TBC

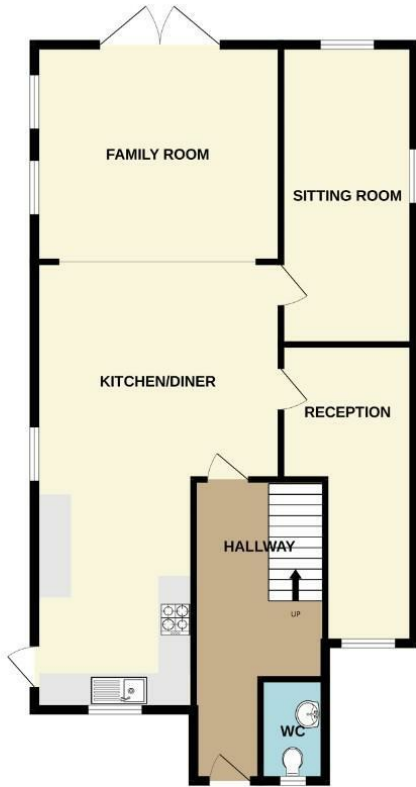
A holding deposit equivalent to 1 weeks rent is required on application.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-6) D			
(39-54) E				(E3-5) E			
(21-38) F				(F1-3) F			
(1-20) G		1	1	(G1-2) G		1	1
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

Ramsbottom Office  
11 Bolton Street, Ramsbottom, BL0 9HU

Telephone: 01706 822630

Fax: #

Email: ramsbottom@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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