



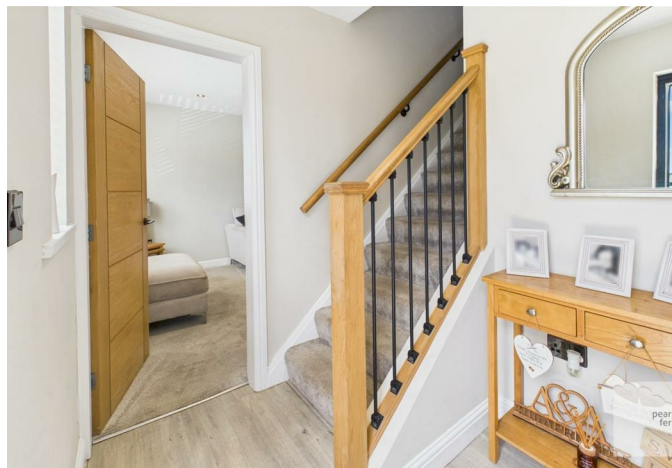
15 FOXDALE CLOSE
Edgworth, BL7 0BJ
Offers In The Region Of £450,000

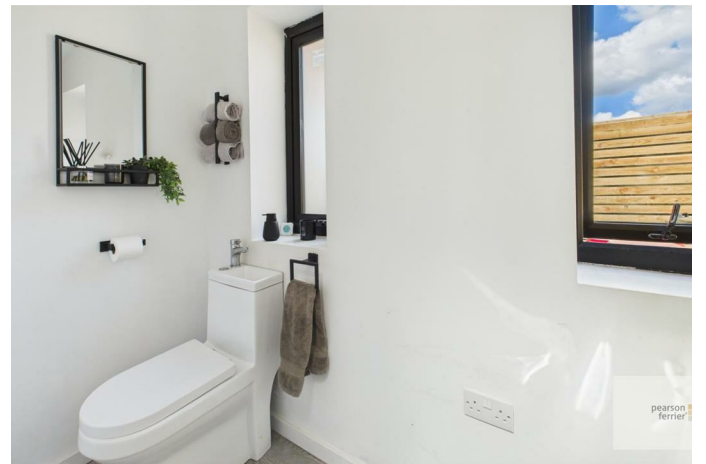
15 FOXDALE CLOSE

Property at a glance

- Quiet cul de sac location
- Four bedrooms
- Large open plan living
- Two reception rooms
- Detached Garage
- Driveway
- Large rear garden

Foxdale Close, Edgworth is a superbly presented four bedroom semi detached property which has gone through a full renovation in the last couple of years. The property has been extended at the side and at the rear to create an additional bedroom as well as a fantastic open plan kitchen/living space downstairs. The property also benefits from a large driveway, detached single garage at the side of the property as well as a large rear garden which has also been landscaped with a good sized lawn, patio across the back of the property and an area for hot tub or garden room whilst benefiting from sun throughout the day. The house is within walking distance of Edgworth village, local amenities and a primary school as well as countryside walks from its doorstep including holcombe moor and local reservoirs, Wayoh, Entwistle and Jumbles. The local village also includes multiple restaurants, cafes, a cricket club as well as the well known Holdens & Co Ice Cream store. Towns including Bury and Bolton are reachable within 20 minutes and the M66 and M65 within 15 minutes. The property is warmed by gas central heating throughout as well as PVC double glazed windows. Internally the property briefly comprises of an entrance hallway with cloakroom, stairs to first floor, large lounge with front and rear windows and log burning stove, open plan kitchen, dining space and second reception room with bifold doors opening out to the rear garden and a W/C / utility room plumbed for a washing machine. Integrated appliances in the kitchen include, fridge/freezer, dishwasher, wine fridge, oven, microwave, InSinkErator and 5 ring gas hob. The first floor includes three double bedrooms, one single bedroom, one ensuite and a family bathroom. Freehold Property/Council Tax Band: D







Floor 0



Floor 1

Approximate total area¹⁾

111.3 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces.

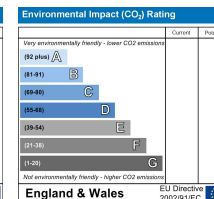
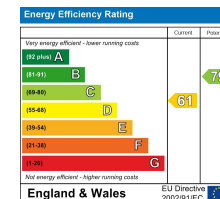
Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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