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14 EDEN AVENUE  
Ramsbottom, BL0 0LG  
£245,000



# 14 EDEN AVENUE

## Property at a glance

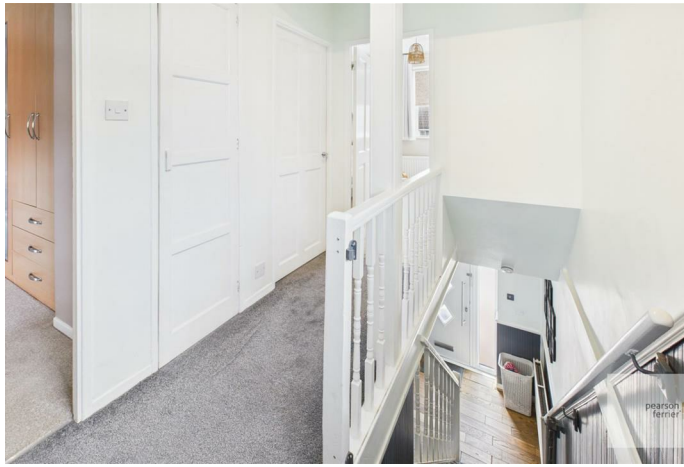
- modern end townhouse
- three bedrooms
- large corner plot
- well presented
- ample parking well placed for amenities
- good m-way access

Eden Avenue, Edenfield is a smartly presented, three bedroom end townhouse set in a large corner plot with ample parking and large gardens, on this popular residential estate, within walking distance to the village centre and local schools and amenities and a short drive to the motorway network and Ramsbottom and Rawtenstall town centres. The house benefits from double glazing and is warmed by gas fired central heating, the accommodation briefly comprises; entrance hall, living room, fitted dining kitchen, utility room, three bedrooms and bathroom. Outside there is a garden forecourt and large block paved driveway set behind steel gates and large enclosed gardens and patio areas to the side and rear.

Freehold Property/Council Tax Band B









Floor 0



Floor 1

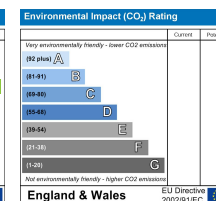
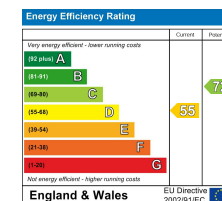
Approximate total area<sup>m</sup>  
84.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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