

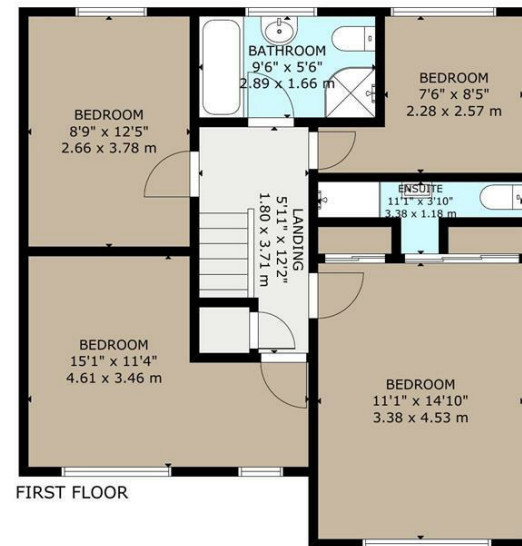
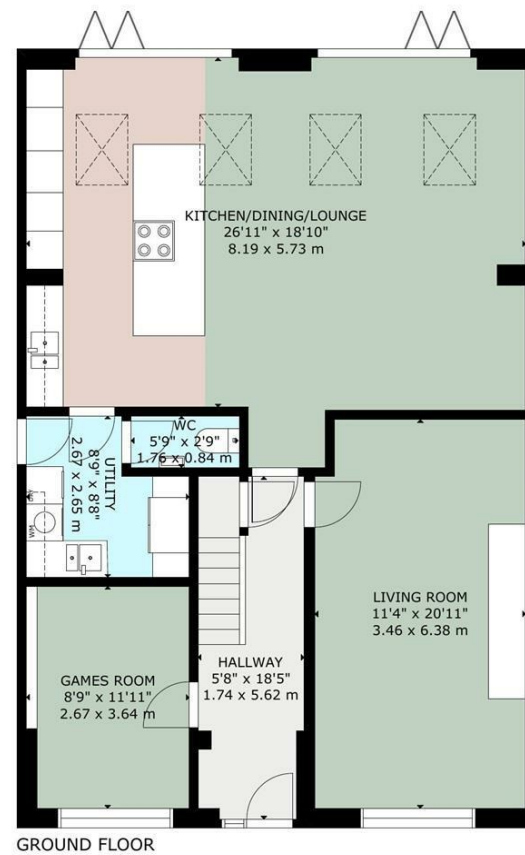


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# CHARLES LOUIS

## HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 165 m<sup>2</sup>/1,779 sq ft  
GROUND FLOOR: 101 m<sup>2</sup>/1,089 sq ft, FIRST FLOOR: 64 m<sup>2</sup>/690 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## 34 Moorlands View Edenfield, Bury, BL0 0HZ

Price guide £550,000

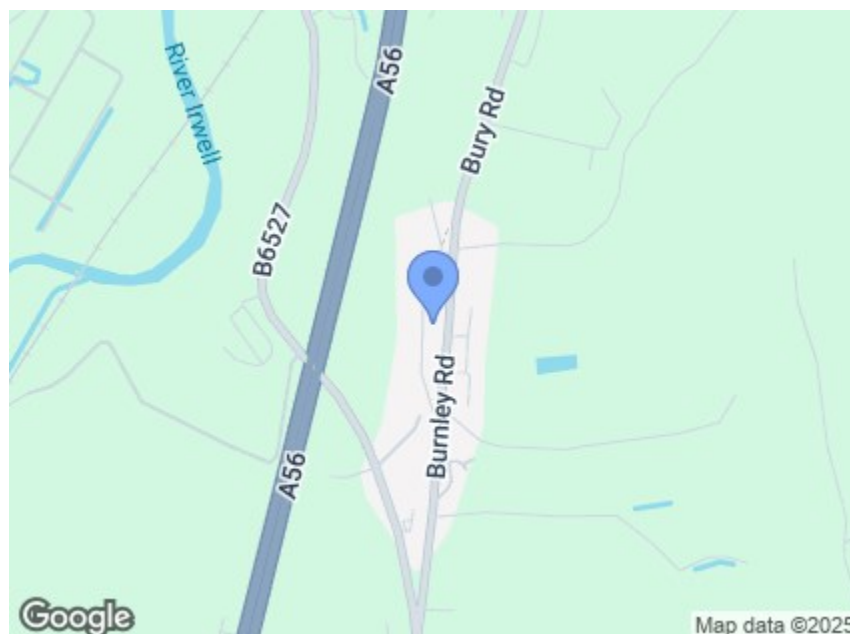


- Located in the sought-after area of Moorlands View, BL0 0HZ
- Two modern bathrooms, finished to a high standard
- Contemporary kitchen with ample storage and stylish finishes
- Tastefully decorated throughout and ready to move into

- Four spacious bedrooms, including a master with en-suite
- Stunning open-plan kitchen diner – ideal for entertaining and family life
- Versatile layout, perfect for growing families or those needing extra space
- Tenure - Freehold, Council Tax - Rossendale band E, EPC rated E

### Directions

Postcode - BL0 0HZ What three words -  
///cats.dining.thing



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(91-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	

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.

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# 34 Moorlands View

## Edenfield, Bury, BL0 0HZ

**\*\*A MUST SEE!!\*\*IMMACULATE FOUR BEDROOM DETACHED\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*SITUATED IN A WELL SOUGHT AFTER LOCATION\*\*Welcome to this beautifully presented four-bedroom, two-bathroom family home, ideally situated in the desirable and scenic location of Moorlands View, BL0 0HZ.**

This spacious property boasts a stunning open-plan kitchen and dining area, perfect for modern family living and entertaining. The heart of the home, the kitchen diner, is finished to a high standard with contemporary fittings, ample storage, and generous space for dining and relaxation.

Upstairs, the home offers four well-proportioned bedrooms, including a spacious master with en-suite, alongside a stylish family bathroom.

With its tasteful décor, versatile layout, and sought-after location, 34 Moorlands View is a perfect blend of comfort, style, and practicality — ideal for growing families or those seeking extra space in a peaceful setting.

Viewings highly recommended to fully appreciate what this fantastic home has to offer.

### Hallway

5'8" x 1'8"5" (1.73m x 5.61m)  
Composite door to front opening into a large, light and airy hallway. With wood effect luxury vinyl tile flooring with underfloor heating, inset spots, wood and glass staircase and access to first floor and downstairs living accommodation

### Living Room

11'4" x 20'11" (3.45m x 6.38m)  
uPVC double glazed windows to front elevation. Fitted with a media wall and feature living flame fireplace, centre ceiling light and feature wall lamps.



### Open Plan Kitchen Diner & Lounge

26'11" x 18'10" (8.20m x 5.74m)  
Fitted with a range of contemporary wall and base units with quartz worktops and mirrored splashback, inset ceiling spot lights, inset sink with additional Quooker tap, three Neff single fan integrated assisted ovens, Neff induction hob with a circulation extractor fan, integrated fridge freezer, integrated dishwasher, breakfast island with seating with over table lighting.

Additional dining space with over table lighting, and lounge area with additional ceiling light and inset feature art work.

Underheated tiled flooring, four Velux windows (two of which are electric), two sets of bi-fold doors to rear and leading out to garden.



### Games Room

8'9" x 11'11" (2.67m x 3.63m)  
uPVC double glazed windows to front elevation and built in storage



### Utility Room

8'9" x 8'8" (2.67m x 2.64m)  
Fitted with cupboard unit and contrasting worktop, space and plumbing for washing machine and dryer, tiled flooring with underfloor heating, central ceiling light and access through to side o the property via a uPVC door



### Downstairs WC

5'9" x 2'9" (1.75m x 0.84m)  
Fitted with a two piece bathroom suite, comprising of a hand wash basin and low level WC, tiled floor with underfloor heating and part tiled walls and a central ceiling light

### First Floor Landing

5'11" x 12'2" (1.80m x 3.71m)  
Contemporary oak and glass staircase, feature lighting, central ceiling light, loft access and access to all four bedrooms and family bathroom.

### Bedroom One

11'1" x 14'10" (3.38m x 4.52m)  
uPVC double glazed windows to front elevation, fitted wardrobes, gas central heating radiators, centre ceiling light, access through to master en-suite.

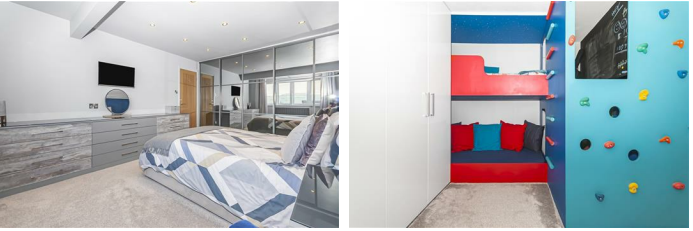


### En-suite

11'1" x 3'10" (3.38m x 1.17m)  
uPVC double glazed frosted window to side elevation, fitted with a contemporary three piece suite comprising of low level WC, hand wash basin and walk in shower with a thermostatic shower, part tiled walls and tiled flooring with underfloor heating and inset spots.

### Bedroom Two

15'1" x 11'4" (4.60m x 3.45m)  
uPVC double glazed windows to front elevation, fitted wardrobes and bespoke single bed and seating area, central ceiling lighting and gas central heating radiator



### Bedroom Three

8'9" x 12'5" (2.67m x 3.78m)  
uPVC double glazed windows to rear ,fitted wardrobes, ceiling coving, gas central heating radiator and a centre ceiling light



### Bedroom Four

7'6" x 8'5" (2.29m x 2.57m)  
uPVC double glazed window to rear elevation, fitted wardrobes, gas central heating radiator and a central ceiling light



### Bathroom

9'6" x 5'6" (2.90m x 1.68m)  
A four piece family bathroom, comprising of a panel enclosed bath, a walk in corner shower with glass screen, fa WC and hand wash basin, modern chrome headed towel radiator, fully tiled walls and tiled flooring and inset spots

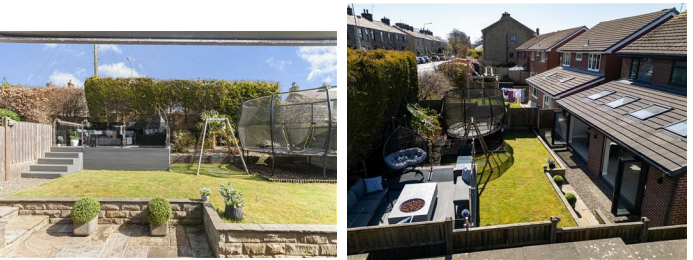


### Rear Garden

Terraced rear garden to optimise the sun, gravel layers, leads to a lawn and additional raised decked area.



### Alternative View



### Front Garden and Driveway

Block Paved driveway offering ample parking, a lawn set behind a mature hedge and access to garden to rear.