



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rochdale Road, Edenfield, BL0 0RN

Offers Over £335,000

AN EXCEPTIONAL EXTENDED COTTAGE WITH BREATHTAKING VIEWS

Offering an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable three double bedroom end cottage property is being proudly welcomed to the market in the highly regarded and picturesque location of Turn Village. With breath-taking panoramic views surrounding the property, three living areas and a complete blank canvas, this property is the perfect family home to put your own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Bury and Rochdale. With double driveway, stunning country walks and having been beautifully presented and maintained throughout, this property is the perfect home for any family looking for a quiet and country lifestyle!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a country-style kitchen, second reception room and staircase to the first floor. The kitchen and second reception room lead openly on to a dining area. The first floor comprises of doors on to three double bedrooms and family bathroom. Externally there is an enclosed patio area to the rear and communal drive with private parking space for 2-3 cars.

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

Rochdale Road, Edenfield, BL0 0RN

Offers Over £335,000



- Tenure Freehold
- Off Road Parking To The Side Of Property With Double Driveway
- Ideal Home For A Family Looking For A Quiet Country Lifestyle
- Stunning Country Walks
- Council Tax Band E
- Three Bedroom End Terraced Stone Built Cottage With Extension At Rear
- No Chain Delay With Close Proximity To Amenities
- EPC Rating: D
- Amazing Panoramic Views Property Is Situated In The Picturesque Location Of Turn Village
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a UPVC double glazed front leaded door to vestibule.

Vestibule

9'4 x 3'9 (2.84m x 1.14m)

Central heating radiator, integrated shelving, tiled floor and hard wood single glazed frosted door to reception room one.

Reception Room One

13'8 x 23'1 (4.17m x 7.04m)

Three UPVC double glazed windows, two central heating radiators, exposed beams, cast iron Tumberly wood burning stove with exposed stone hearth and surround and hard wood mantle, two feature wall lights, television point, hard wood single glazed double doors to reception room two, door to kitchen and UPVC double glazed door to rear.

Kitchen

12'5 x 9'5 (3.78m x 2.87m)

Two UPVC double glazed windows, hard wood single glazed frosted window, central heating radiator, range of cream panelled wall and base units, wood effect surface, tiled splash back, ceramic Belfast sink with mixer tap, integrated electric Neff double oven with four ring induction hob and extractor hood, integrated fridge, space for dish washer and washing machine, tiled floor and door to dining area.

Dining Area

13'11 x 13'6 (4.24m x 4.11m)

Two UPVC double glazed windows, central heating radiator, meter cupboard, exposed brick fireplace, feature wall lights, exposed beams and open to reception room two.

Reception Room Two

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window, central heating radiator, smoke alarm, fitted storage, integrated boiler and UPVC double glazed door to rear.

First Floor

Landing

8'9 x 3'4 (2.67m x 1.02m)

Loft access, doors to three bedrooms and bathroom.

Bedroom One

16'9 x 13'8 (5.11m x 4.17m)

Three UPVC double glazed windows, central heating radiator, exposed beams and exposed stone wall.

Bedroom Two

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator and original cast iron fire place,

Bedroom Three

13'8 x 12'7 (4.17m x 3.84m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and original cast iron fire place.

Bathroom

11'9 x 9'2 (3.58m x 2.79m)

UPVC double glazed window, central heating radiator, four piece suite, low bowl VWC, wood panel bath, pedestal wash basin, enclosed direct feed shower, tiled elevation and integrated linen cupboard.

External

Rear

Patio courtyard, off road parking and views.

