



136 Market Street, Edenfield, Ramsbottom, BL0 0JF
£249,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

Ground Floor

Entrance Hall 14'4" x 5'6" (4.37m x 1.68m)

Welcoming entrance hallway with stairs rising to the first floor, understairs storage housing the gas-fired central-heating boiler, and access to the main living area.

Living Room 20'4" x 12'9" (6.20m x 3.91m)

A superb main reception room featuring a recessed fireplace with slate hearth and wood-burning stove, complemented by a built-in pine storage cupboard. The room opens through to the dining area, creating an ideal space for relaxing or entertaining.

Dining Area 19'9" x 6'4" (6.02m x 1.95m)

Steps lead up to this bright dining space with wooden flooring and rear window overlooking the garden and surrounding countryside.

Kitchen 9'1" x 10'2" (2.77m x 3.12m)

Fitted with a modern range of wall and base units finished with solid oak work surfaces, integrated dishwasher, tiled splashbacks and space for appliances. A window to the rear captures far reaching views over farmland.

First Floor

Landing 6'3" x 9'1" (1.91m x 2.79m)

Spacious landing area with side window and access to all bedrooms and bathroom.

Bedroom One 12'0" x 12'0" (3.66m x 3.66m)

A generous double bedroom with vaulted ceiling, exposed beams and front-facing window adding to the room's charm.

Bedroom Two 8'2" x 10'0" (2.51m x 3.07m)

Good sized second bedroom with window to the rear enjoying open countryside views.

Bedroom Three / Nursery 8'2" x 7'6" (2.51m x 2.29m)

Ideal as a single bedroom, nursery or study, with window to the front.

Bathroom 5'2" x 8'11" (1.60m x 2.72m)

Modern white suite comprising panel bath with shower over, wash hand basin and WC, complemented by tiled walls and a heated towel rail. Window to the rear.

Exterior

To the side of the property is a pathway leading to a raised rear patio garden (rented annually please ask the team when calling to arrange a viewing) providing a private seating area with beautiful views across neighbouring fields — perfect for outdoor dining and enjoying the countryside setting.

Location

Edenfield is a picturesque and highly regarded village offering a real sense

of community with local shops, pubs and amenities all within walking distance. Surrounded by scenic countryside and popular walking routes, it's also conveniently placed for Ramsbottom, Rawtenstall and Bury, with excellent access to the M66 and wider motorway network for commuting to Manchester and beyond.