



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Spring Bank, Burnley Road, Edenfield, Ramsbottom
- 4 Bedroom Modern Townhouse
- Beautiful Contemporary Decor Throughout
- Garage, Views & Separate Garage
- Highly Sought After Village Location
- Easy Access To Commuter / Transport Routes & Local Amenities
- EARLY VIEWING ESSENTIAL
- Call Us To View


4 Spring Bank, Burnley Road, Ramsbottom, BL0 0GF

£350,000

## 4 Spring Bank, Burnley Road, Ramsbottom, BL0 0GF

\*\*\* NEW \*\*\* - GORGEOUS 4 BEDROOM TOWNHOUSE IN HIGHLY SOUGHT AFTER EDENFIELD - Beautiful Family Property With Garden, Views & Separate Garage, Superb Contemporary Presentation Throughout - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Spring Bank, Burnley Road, Edenfield is a fantastic 4 bedroom townhouse, with excellent modern presentation throughout. Situated in highly sought after Edenfield, close to the village centre amenities, this property has the additional benefits of both a Garden and separate Garage too. Well laid out over 3 floors, good size accommodation includes a top floor Master Suite with views to dual aspects, built in storage and En-Suite Shower Room. EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Internally, the property briefly comprises: Entrance Hallway with Downstairs WC, Lounge open to Dining Kitchen, first floor Landing with Store off to Bedrooms 2-4 and Bathroom, second floor Landing off to Master Bedroom with built-in storage and En-Suite Shower Room. Externally, there is a front Forecourt Garden, Rear Garden, a Detached Garage and Parking.

Located close to open countryside and within easy reach of popular local destinations, the property offers convenient access to sought after local primary and secondary schools. Public transport connections and excellent motorway links to local and regional destinations are also close at hand. Rossendale golf club, dry ski slope, sailing club and various equestrian facilities throughout the Rossendale Valley are all easily reached, with Lee Quarry mountain bike centre also just a few minutes away, meaning lovers of the outdoors are superbly well served too.

\* 4 Bedroom Modern Townhouse \* Well Laid Out Over 3 Floors \* Garden, Garage & Views \* Excellent Contemporary Presentation Throughout \* Highly Sought After Location

**Hallway 11'9" x 6'5"**

**WC 4'11" x 2'9"**

**Lounge 15'3" x 8'11"**

**Kitchen/Dining Room 9'11" x 15'10"**

**Landing**

**Bedroom 2 12'2" x 9'3"**

**Bedroom 3 9'4" x 6'9"**

**Bedroom 4 9'4" x 8'9"**

**Bathroom 5'9" x 5'6"**

**2nd Floor Landing**

**Bedroom 1 20'4" x 15'7"**

**En-suite Shower Room 10'5" x 3'10"**

**Front Forecourt Garden**

**Rear Garden**

**Garage & Parking**

**Agents Notes**

**Disclaimer**

