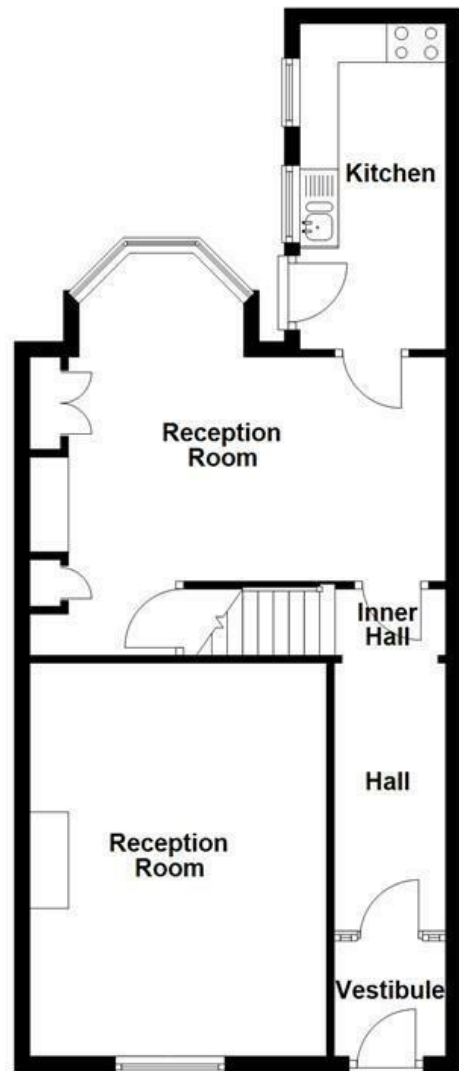
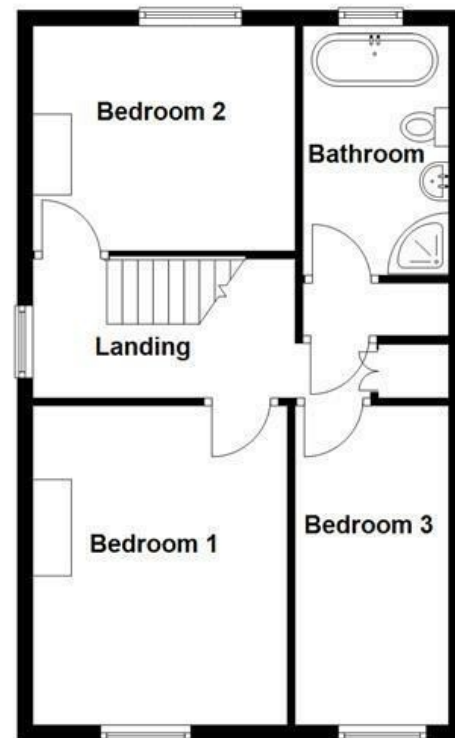


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.



Burnley Road, Bury, BL0 0HW

£375,000

A DETACHED FAMILY HOME WITH TRADITIONAL CHARACTER- WITH NO CHAIN DELAY

Nestled on Burnley Road in the picturesque village of Edenfield, Ramsbottom, this charming detached house is a delightful find for those seeking a family home with character. Boasting traditional features such as high ceilings, corniced coving, and exquisite Victorian tiling, this property exudes a warm and inviting atmosphere.

The home comprises two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family to thrive. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Outside, the property features a private garden, providing a serene retreat for relaxation or outdoor activities. Additionally, there is parking available, along with a garage and useful outbuildings, catering to all your storage needs.

Situated in a popular area, this home offers stunning scenic views and is conveniently located with easy access to commuter routes and major amenities. Whether you are looking to explore the local countryside or enjoy the vibrant community of Ramsbottom, this property is ideally positioned to offer the best of both worlds.

Burnley Road, Bury, BL0 0HW

£375,000

 3  1  2  D

- Detached Property With Countryside Views
- Contemporary Fitted Kitchen
- Off Road Parking And Large Garage
- EPC Rating: D
- Three Spacious Bedrooms
- Four Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden With Multiple Storage Areas
- Council Tax Band: D

Ground Floor

Vestibule

5' x 4'9 (1.52m x 1.45m)

Composite double glazed frosted stained glass leaded entrance door, cornice coving, encaustic tiled flooring and hardwood single glazed leaded stained glass door to hall.

Hall

11'10 x 4'7 (3.61m x 1.40m)

Central heating radiator, cornice coving, picture rail, two feature wall lights, encaustic tiled flooring, door to reception room one and open access to inner hall.

Reception Room One

16'9 x 12'8 (5.11m x 3.86m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, cast iron multifuel burning stove, flagged hearth, tiled surround and wood mantel.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

16'7 x 14'2 (5.05m x 4.32m)

UPVC double glazed bay window, four central heating radiators, cast iron multifuel burner, flagged hearth, tiled surround, wood mantel, alcove storage, under stairs storage and door to kitchen.

Kitchen

13'10 x 6'3 (4.22m x 1.91m)

Two UPVC double glazed windows, wood panel wall and base units, laminate worktops, Esse range cooker with two hotplates, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, integrated fridge, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

13'7 x 10'11 (4.14m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

13'7 x 6'6 (4.14m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

10'7 x 6'6 (3.23m x 1.98m)

UPVC double glazed half frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, freestanding roll top ball and claw slipper bath with mixer tap and rinse head, multi jet shower in corner enclosure and extractor fan,

External

Front

Artificial lawn, gated path and off road parking.

Rear

Enclosed, paving, artificial lawn, elevated decking, garage access, two storage sheds and boiler room.

Storage Room One

16'7 x 5'11 (5.05m x 1.80m)

UPVC entrance door, two UPVC glazed windows an high flush WC.

Coal Store

5'5 x 5' (1.65m x 1.52m)

UPVC entrance door.

Boiler Room

4'11 x 3'4 (1.50m x 1.02m)

Wall mounted boiler and outdoor tap.

Garage

20'1 x 10'4 (6.12m x 3.15m)

Roller shutter door, E-CHARGE point, hardwood single glazed frosted window and pedestrian access door.



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