




PEARSON FERRIER®
BLACK LABEL

1, Burnside Fold
Blackburn Road, Edgworth
£1,350,000

Burnside Fold Blackburn Road,

Burnside Fold, Edgworth is a substantial, beautifully presented and superbly engineered, five bedroom detached house set in this select development of 3 properties, located within walking distance of this highly regarded village centre with extensive amenities from shops, schools, village pub and local Cricket Club with family friendly sports facilities and play area. The house has been built to a high specification and has accommodation set over 3 floors extending to around 5500 square feet. benefits include a 'Genvex' heat exchange system, Lutron lighting, CCTV, alarm system, aluminium triple glazed windows and aluminium seamless guttering, gas fired central heating with under floor heating on ground floor and radiators to upper levels. The accommodation briefly comprises; storm porch, entrance hallway with grand return staircase to the first floor, guests WC/cloaks and additional storage closet, living room with engineered oak flooring and living flame gas log effect fire set in polished limestone surround, dining room, spacious family kitchen with Stuart Fraser design, island console with inset sink and Zip tap, extensive integrated appliances, porcelain tiled flooring, staircase to the upper floor office, utility room with wall and base units, laundry chute and additional WC, access into the large integral garage, 1st floor, generous landing area with stairs up to the 2nd floor, master bedroom suite with large fitted dressing room and generously sized ensuite bathroom, 2nd bedroom with ensuite, a 3rd bedroom and additional family bathroom, 2nd floor with sitting room and large walk in storage closet, two further double bedrooms and shower room. Outside there is a tarmac driveway and large integral garage and gardens to the rear and side with patio and lawn. Freehold Property/Council Tax Band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



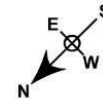




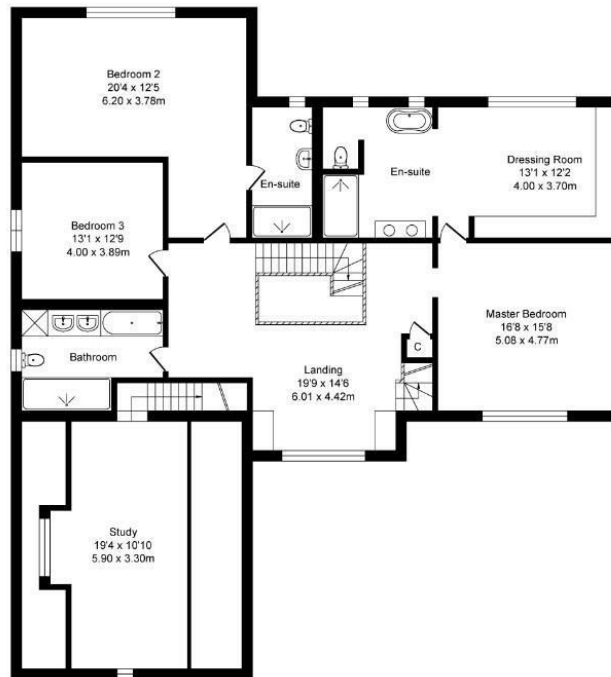


1 Burnside Fold, Bolton BL7 0FR
Total Approx. Floor Area 5663 Sq.ft. (526.1 Sq.M.)

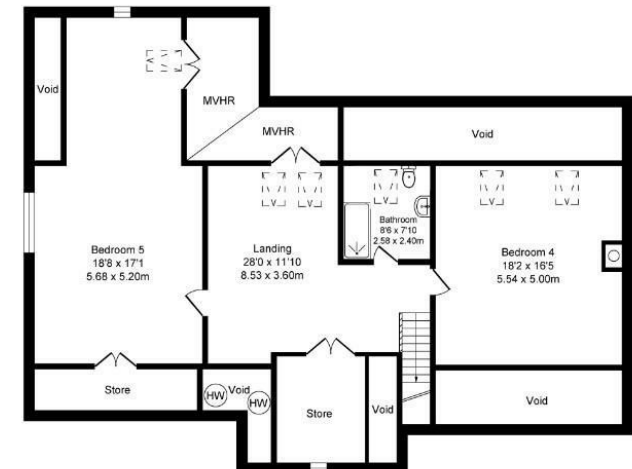
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 2311 Sq.Ft
(214.7 Sq.M.)



First Floor
Approx. Floor
Area 2063 Sq.Ft
(191.7 Sq.M.)



Second Floor
Approx. Floor
Area 1288 Sq.Ft
(119.7 Sq.M.)



PEARSON FERRIER®
BLACK LABEL

Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Email: ramsbottom@pearsonferrier.co.uk
www.pearsonferrier.co.uk/blacklabel

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.