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# Burnley Road, Edenfield

£320,000 Freehold

Burnley Road, Edenfield

## Description

Nestled on Burnley Road in Edenfield, this beautifully presented stone-built end-terrace cottage offers an enchanting blend of period charm and modern living. As one of three properties, it boasts open views over picturesque neighbouring farmland, combining the tranquillity of rural life with the convenience of proximity to Edenfield village centre, Ramsbottom, Rawtenstall and the motorway network.

The cottage welcomes you with a tiled entrance porch that features bespoke built-in shelving and hanging space, providing both functionality and style. This leads into a cosy living room, where a multi-fuel stove set on a black granite hearth serves as a warm focal point. The dining room, with built-in cupboards and access to cellar, offers delightful views through the rear window, making it a perfect space for gatherings. The stylish kitchen is equipped with sleek white wall and base units, an induction hob, and a double oven, enhanced by the elegance of white oak Karndean flooring and tiled elevations. Natural light floods in through windows at the side and rear, while a stable door offers additional access. New lighting recently installed to front and rear aspects.

Upstairs, the generous landing area provides built-in storage and a peaceful retreat with views from the rear window. The main bedroom is spacious and airy, with windows on two sides with modern white substantial wardrobes. The second bedroom offers a cosy haven with its own dual aspect views. The luxurious bathroom

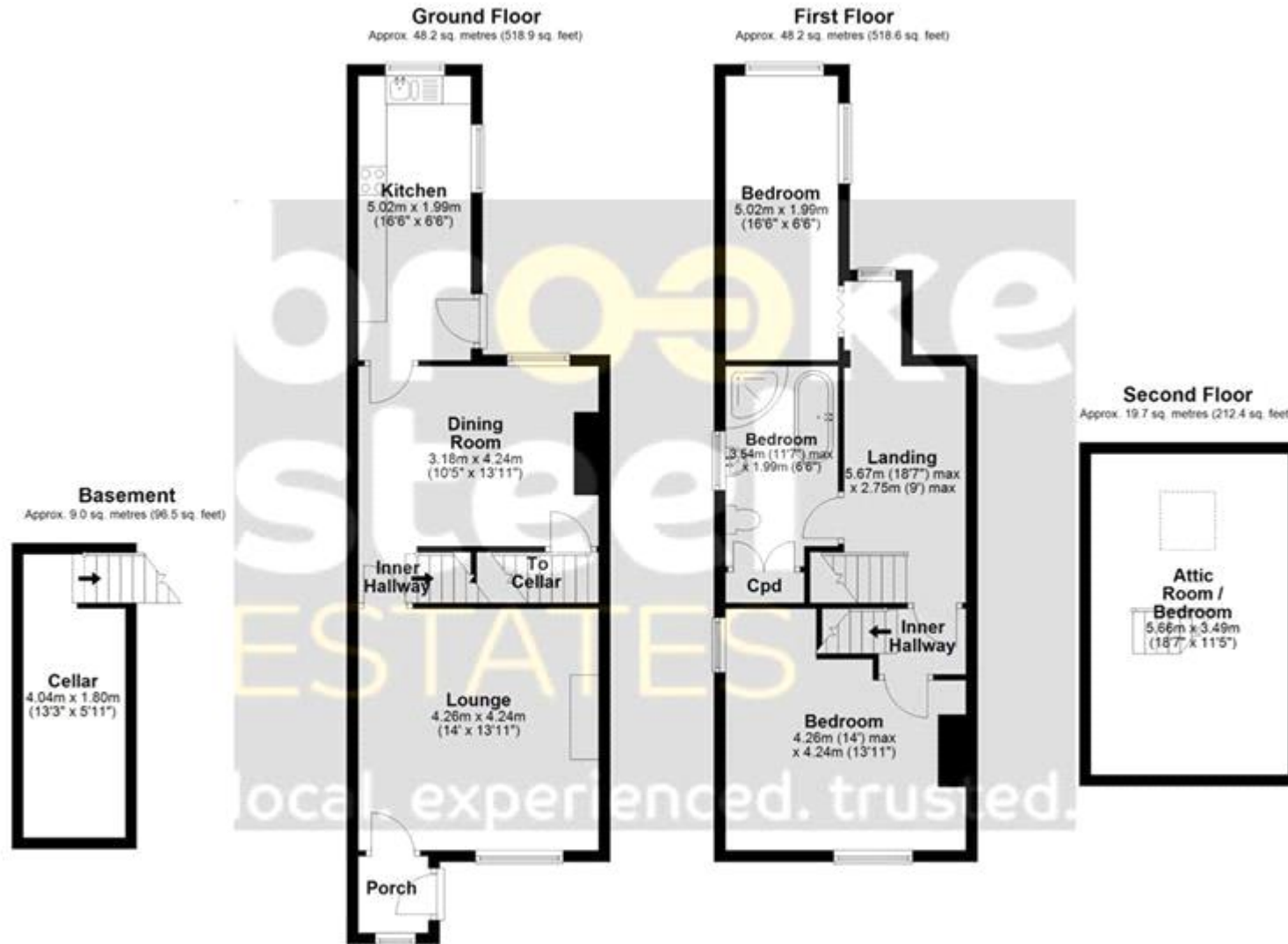


includes a quadrant shower, a freestanding bath with a waterfall tap, a wall-mounted vanity basin, and a built-in linen cupboard housing washing machine, all complemented by white oak Karndean flooring and stylish tiled elevations.

Venture to the second floor to find the versatile loft room, bathed in natural light from a Velux window, ideal as a bedroom or home office. Externally, the property benefits from an off-road parking space at the front and a charming enclosed patio garden to the rear, perfect for relaxation or entertaining. Recent rendering done to property. For more information or to arrange a viewing, please get in touch with us. This delightful cottage is sure to capture your heart.

Council Tax Band: Band C  
Tenure: Freehold  
Parking options: Driveway  
Garden details: Enclosed Garden, Rear Garden

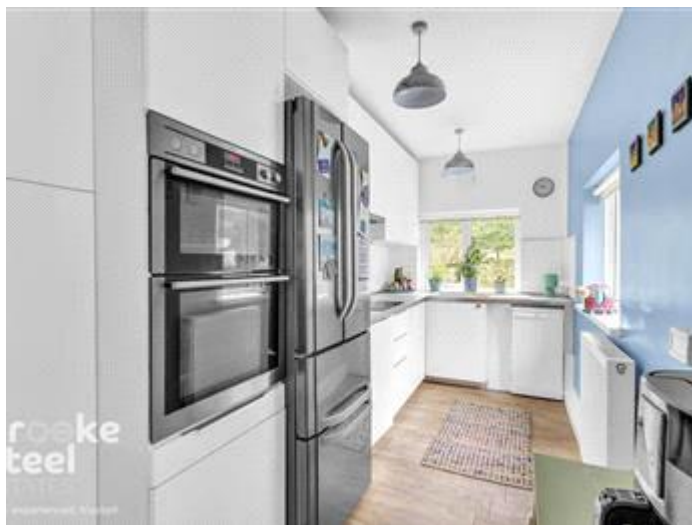
**Tenure**  
Freehold



Total area: approx. 125.1 sq. metres (1346.3 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>53</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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