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Bury Road, Edenfield

## Description

Edenfield Village offers an array of walks, a range of independent shops, highly regarded schools such as Edenfield C of E and Stubbins. This property is ideal for somebody looking for a property to transform into their home or an investor looking for their next project. The accommodation comprises: To the ground floor, vestibule, entrance hall, two reception rooms and a separate kitchen. To the first floor there are three double bedrooms plus a family bathroom. With rear courtyard and option to park to rear.

Council Tax Band: Band C (Rossendale Borough Council )

Tenure: Leasehold (871 years)

Ground Rent: £5 per year

Service Charge:

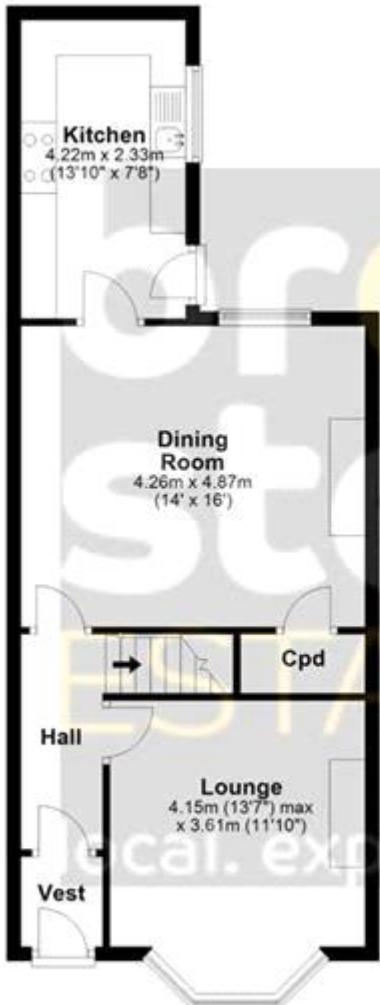
## Tenure

Leasehold



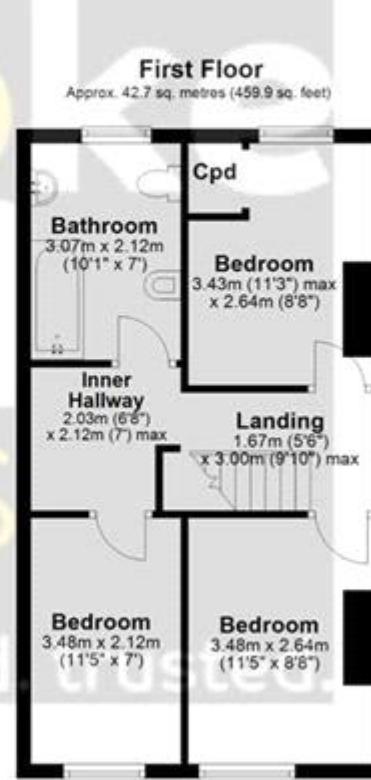
### Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



### First Floor

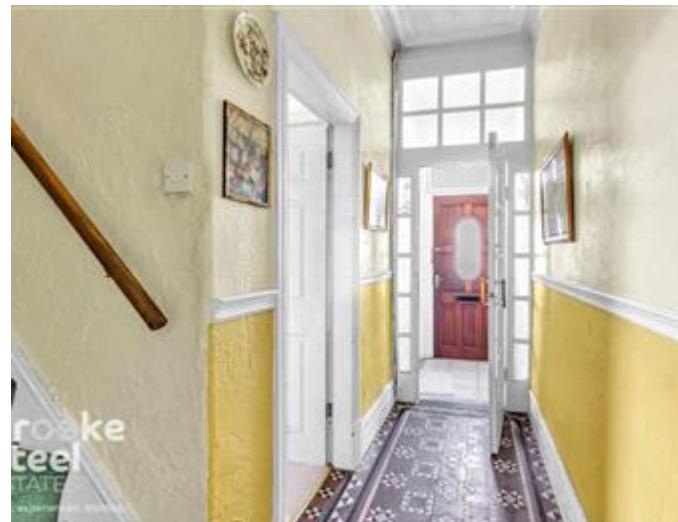
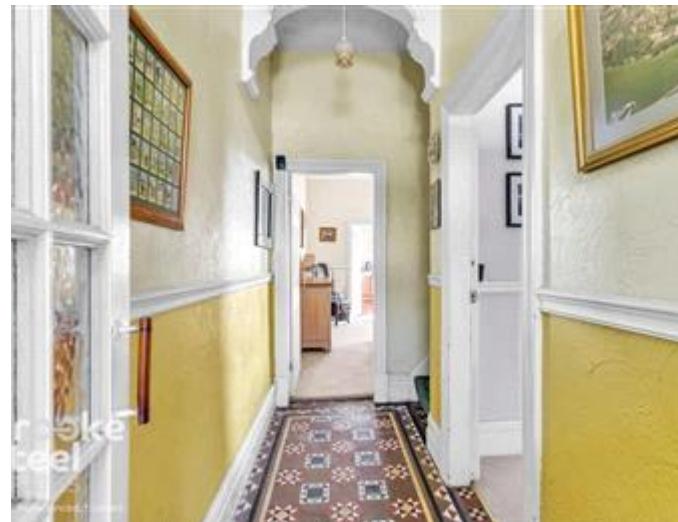
Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		

Viewing by appointment only  
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