

27 EXCHANGE STREET, EDENFIELD, RAMSBOTTOM, LANCASHIRE BL0 0LA

£200,000



TWO BEDROOMED SEMI DETACHED HOUSE

PROPERTY REFERENCE CODE: RS0139

27 EXCHANGE STREET, EDENFIELD, RAMSBOTTOM, **LANCASHIRE BL0 0LA**

Semi-detached property features a porch, hallway, downstairs WC, kitchen, two receptions, landing, two bedrooms and bathroom. Driveway. Gardens. Views over playground. No onward chain.

- FITTED KITCHEN
- NO ONWARD CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SEMI DETACHED HOUSE
- DRIVEWAY
- REAR GARDEN
- REQUIRES MODERNISATION
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- VIEWS OVER PLAYGROUND
- EDENFIELD VILLAGE LOCATION

This property consists of:

A semi-detached home, ideally situated in the heart of Edenfield with views overlooking the playground. This property features a porch with plumbing and power point plus separate room for washing machine. Hallway on ground floor, convenient downstairs WC, and understairs storage. Kitchen, two reception rooms providing access to garden. The home has been extended on the ground floor, providing ample living space.

Upstairs, you'll find two well-proportioned bedrooms and a family bathroom. The exterior includes driveway parking and a rear garden, perfect for outdoor relaxation.

Located in a desirable area, this property is offered with no onward chain and presents a fantastic opportunity for those looking to modernise and personalise their new home. Don't miss the chance to create your dream living space in this sought-after location.

Edenfield is a charming village that embodies warmth and community spirit, and our own estate agency is based here because of this welcoming atmosphere. Nestled in a picturesque setting, it features essential local amenities, including a bakery and a butcher. The drop-off café offers a cosy spot for residents to enjoy a quick bite or a coffee.

Dearden Wood is a popular local venue, hosting pizza nights on Fridays along with a variety of other events, making it a lively spot for socialising. Edenfield Cricket Club adds to the village's social fabric.

Families can enjoy the playground, and the bike track specifically caters to children, making it a safe place for them to have fun. The village offers plenty of walking opportunities, including the scenic Plunge and other nearby trails right on your doorstep.

For education, the outstanding Edenfield C of E School and the well-regarded Stubbins School are in close proximity. Edenfield also boasts convenient access to the motorway network, making it easy to reach Rawtenstall, known for its vibrant nightlife, and Ramsbottom, which features an array of cafes and shops. This combination of amenities and community spirit makes Edenfield a fantastic place to live.

Council Tax Band: C (Rossendale Borough Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC, None

Porch	w: 2.44m x l: 1.22m
Utility	w: 6m x l: 1.22m
Lounge	w: 3.35m x l: 4.88m
Dining	w: 3.05m x l: 7.01m

Kitchen

w: 2.44m x l: 2.44m

Landing

w: 3.66m x l: 1.83m

Bedroom 1

w: 3.05m x l: 3.35m

Bedroom 2

w: 2.74m x l: 2.74m

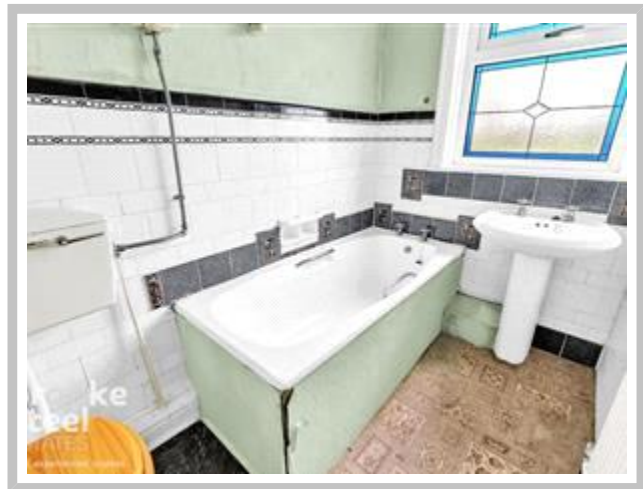
Bathroom

w: 2.13m x l: 1.22m

Outside

Rear Garden

Driveway





TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.