



**Burnley Road**  
Offers Over £250,000  
Leasehold

Burnley Road, Edenfield is a substantial three storey, four bedroom period cottage, located in this highly regarded location, being a short walk to the village centre and local shops and schools and a short drive to Ramsbottom and Rawtenstall centres and the nearby motorway network.

Tenure	Leasehold
Price	Offers Over £250,000
Viewing	Strictly by appointment with Brooke Steel Estates - Head Office Telephone 01706 940 335
Reference	RS0010
Additional Information	Council Tax Band: B Tenure: Leasehold (855 years) Ground Rent: £5 per year Garden details: Rear Garden

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.