



## Exchange Street, Ramsbottom, Bury

£200,000 Freehold

**UNDER OFFER**

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 |

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## Two bedroomed semi detached house

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 (w: 8' x l: 4' )

**Utility**

w: 6m x l: 1.22m (w: 19' 8" x l: 4' )

**Lounge**

w: 3.35m x l: 4.88m (w: 11' x l: 16' )

**Dining**

w: 3.05m x l: 7.01m (w: 10' x l: 23' )

**Kitchen**

w: 2.44m x l: 2.44m (w: 8' x l: 8' )

**Landing**

w: 3.66m x l: 1.83m (w: 12' x l: 6' )

**Bedroom 1**

w: 3.05m x l: 3.35m (w: 10' x l: 11' )

**Bedroom 2**

w: 2.74m x l: 2.74m (w: 9' x l: 9' )

**Bathroom**

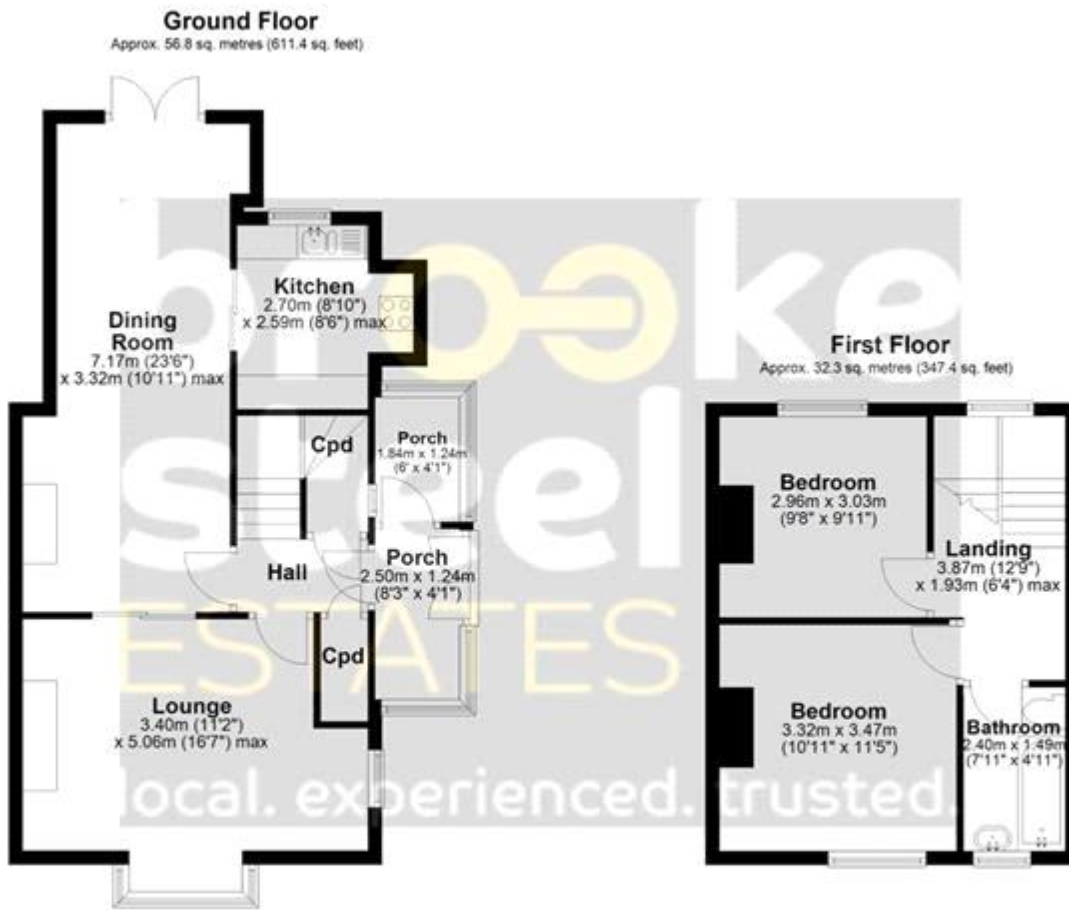
w: 2.13m x l: 1.22m (w: 7' x l: 4' )

**Outside**

**Rear Garden**

**Driveway**





Total area: approx. 89.1 sq. metres (958.8 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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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/fitings 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.