

Merlewood, Edenfield

Offers Over £300,000 Leasehold

Nestled in a quiet cul-de-sac in Edenfield, this beautifully presented three-bedroom home offers modern family living. It features an open-plan kitchen with integrated appliances with wine fridge, separate living room with garden access, three double bedrooms, driveway, front & rear gardens.

Downstairs WC | Driveway | Extended Kitchen/Diner | Low Maintenance Rear Garden | Three Bedrooms | Semi Detached Home | Cul-de-sac Location | Open Plan Kitchen & Family Room | Separate Lounge with Patio Doors to Garden | Close to Scenic Countryside Walks |

01706 940 335

hello@brookesteel.co.uk

**brooke
steel**
ESTATES
local. experienced. trusted.



Located in the heart of Edenfield

Nestled within a peaceful cul-de-sac in the highly desirable village of Edenfield, this beautifully presented three-bedroom semi-detached family home offers modern living in a picturesque setting. The property is ideally positioned close to reputable schools, local amenities, convenient motorway links and scenic countryside walks.

The accommodation is designed with modern family living in mind. The ground floor features a spacious open-plan kitchen and family room with a stylish, fully fitted kitchen boasting integrated appliances. The room offers both dining and seating areas, creating a bright and sociable space ideal for everyday living and entertaining.

To the rear of the property is a separate living room with patio doors opening onto the private garden, allowing plenty of natural light and providing a relaxing environment for the whole family.

To the first floor there are three bedrooms and a family bathroom suite.

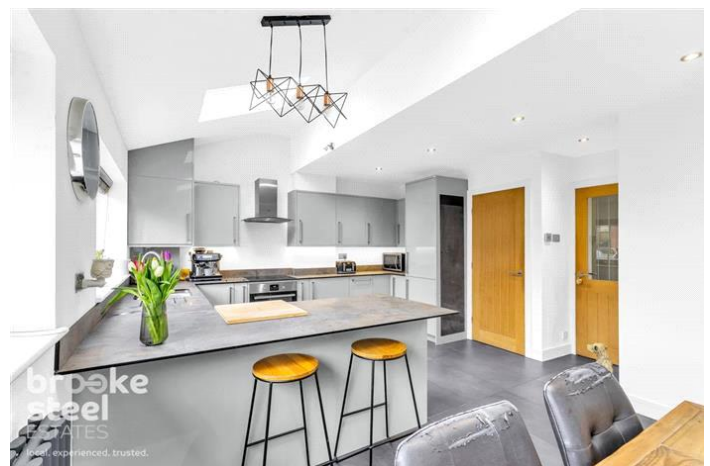
Externally, the property benefits from a well-maintained front garden and driveway, while to the rear is a private, low-maintenance south-facing garden, perfect for outdoor dining and enjoying the sun throughout the day.

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 delightful bakery and a traditional 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. The Edenfield Cricket Club adds to the village's social fabric, providing a place for food and drinks and fostering a sense of camaraderie among locals.

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: B (Rossendale Borough Council)

Tenure: Leasehold (949 years)

Ground Rent: £20 per year

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL



Entrance hall

WC

Lounge

w: 5.49m x l: 3.05m (w: 18' x l: 10')

Kitchen/diner

w: 4.27m x l: 5.49m (w: 14' x l: 18')

Landing

w: 1.83m x l: 2.74m (w: 6' x l: 9')

Bedroom 1

w: 3.96m x l: 2.44m (w: 13' x l: 8')

Bedroom 2

w: 3.05m x l: 2.74m (w: 10' x l: 9')

Bedroom 3

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

Bathroom

w: 1.52m x l: 2.74m (w: 5' x l: 9')

Externally

Rear Garden

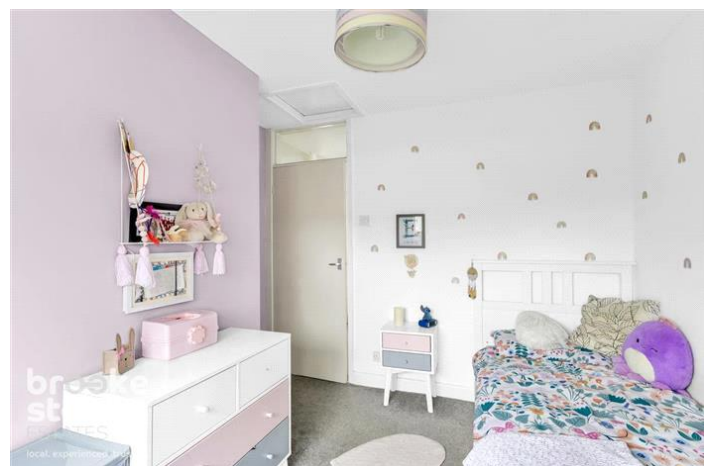
In 2025 composite decking was fitted and artificial grass to make it family friendly and low maintenance.

Front Garden

Driveway

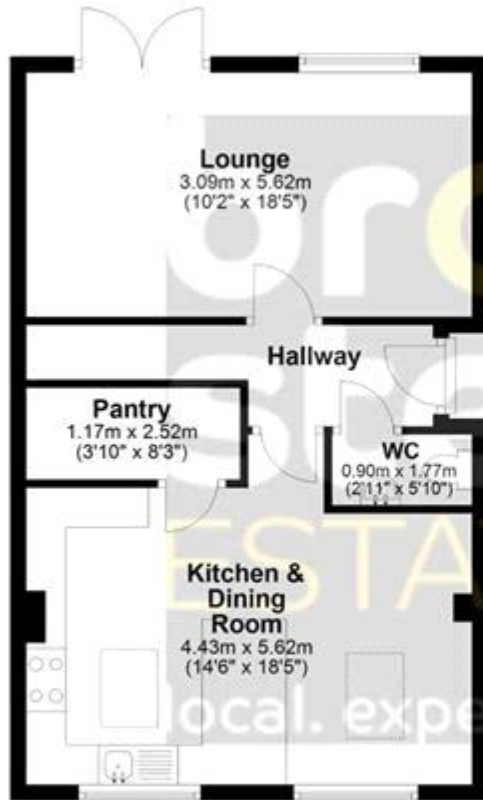
Seller's Comments

We love the area, it's in the middle of Rawtenstall and Ramsbottom and we have lovely pubs, cafes, walks and a school all in walking distance. We have also always felt really safe here which feels important with a small family.



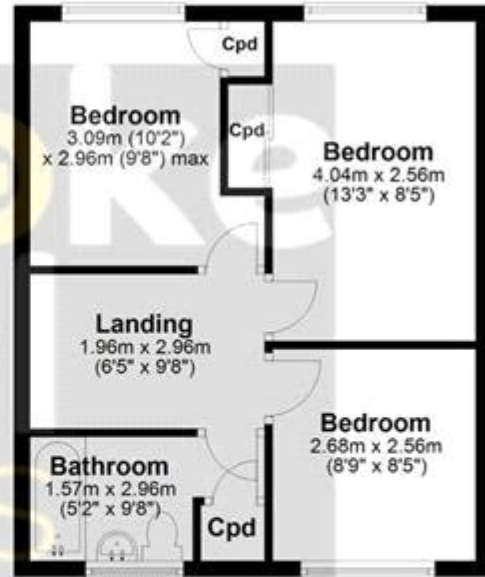
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 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.



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.