



Rochdale Road, Edenfield

Offers Over £400,000 Leasehold

Discover this generous-sized four-bedroom semi-detached house in Edenfield offered with no onward chain! Featuring a stylish open-plan lounge and dining area, a great-sized modern kitchen. Enjoy a lovely rear garden and a driveway for two cars. Close to local amenities, schools, and countryside.

Four Bedrooms | Generous-Sized Four-Bedroom Semi-Detached House | No Onward Chain—Ready to Move Into | Open-Plan Lounge and Dining Area | Great-Sized Modern Kitchen | Lovely Rear Garden for Relaxation | Driveway for Two Cars at the Front | Desirable Edenfield Location | Unrivalled Views | Elevated Position | Beautiful Countryside for Outdoor Activities | Perfect for Family Living |

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Family home with parking

Welcome to this generous-sized four-bedroom semi-detached house in the heart of Edenfield, where modern family living meets convenience. This fantastic home features three well-proportioned bedrooms on the first floor, plus a versatile loft bedroom that can serve as a guest room or home office. The heart of the home boasts a stylish open-plan lounge and dining area, perfect for entertaining family and friends, while the great-sized modern kitchen and separate utility room provide practicality for everyday life. Step outside to a lovely rear garden, ideal for relaxation, and enjoy the convenience of a driveway that accommodates two cars at the front. Nestled in the desirable Edenfield area, this property is surrounded by stunning countryside, offering plenty of recreational opportunities. You'll find local amenities, schools, and parks just a stone's throw away, making it an ideal place for families.

Council Tax Band: D (Rossendale Borough Council)

Tenure: Leasehold (913 years)

Ground Rent: £6 per year

Leasehold - 999 years commencing 1/7/1939.

Ground Rent of £6 per annum has been neither paid nor asked for for at least 32 years.

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Porch

Hall

Lounge

w: 4.57m x l: 3.35m (w: 15' x l: 11')

Dining

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

Porch

w: 1.52m x l: 1.83m (w: 5' x l: 6')

Kitchen

w: 3.35m x l: 2.74m (w: 11' x l: 9')

Utility

w: 4.27m x l: 1.83m (w: 14' x l: 6')

Landing

w: 3.05m x l: 1.83m (w: 10' x l: 6')

Bedroom 1

w: 4.27m x l: 3.35m (w: 14' x l: 11')

Bedroom 2

w: 3.66m x l: 3.35m (w: 12' x l: 11')

Bathroom

w: 1.52m x l: 1.83m (w: 5' x l: 6')

Bedroom 3



w: 2.13m x l: 1.83m (w: 7' x l: 6')

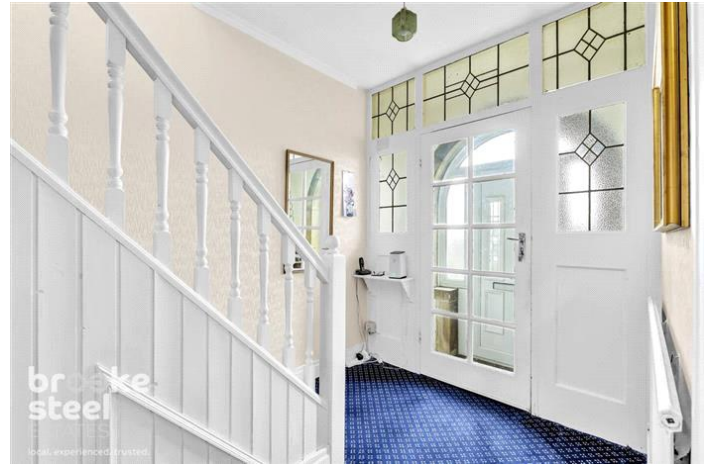
Loft room

w: 4.57m x l: 3.96m (w: 15' x l: 13')

Externally

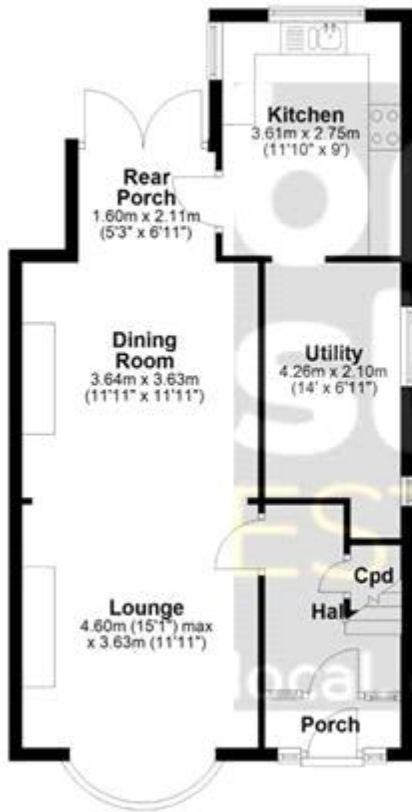
Driveway

Rear Garden



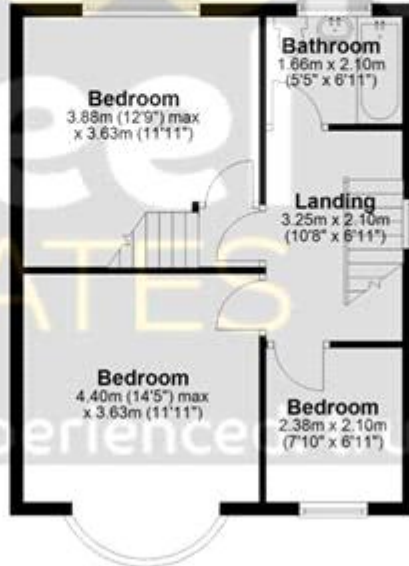
Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



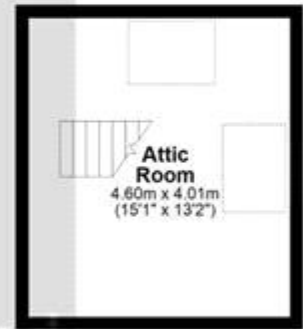
First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.9 sq. feet)



Total area: approx. 120.8 sq. metres (1299.8 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.

Plans 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/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.