



Bolton Road North, Edenfield

Offers Over £300,000 Leasehold

Bolton Road North, Edenfield

Description

Set within the highly sought-after village of Edenfield, this 'stunningly beautiful and immaculately presented mid-terrace Victorian home (circa 1892) effortlessly blends period charm with contemporary living. Located in a popular and well-connected community, the property offers a rare opportunity to acquire a characterful home finished to an exceptional standard.

Upon entering, you are welcomed by an inviting hallway showcasing original features including decorative coving, a striking corbel arch, and traditional plate rails. The property retains much of its historic character, with dipped internal doors, exposed sanded and varnished floorboards, impressive 7-inch skirting boards, and charming open fireplaces, complemented by two multi-fuel stoves creating warm and cosy living spaces.

The ground floor boasts a seamless flow, enhanced by elegant porcelain floor tiling extending from the lounge through to the kitchen and ground floor WC. The contemporary kitchen is fitted with solid wood worktops and a range of high-quality integrated appliances, including Neff, Samsung, and Bosch units, along with an integrated dishwasher, fridge, and freezer—ideal for modern family living and entertaining.

Upstairs, the property continues to impress with a stylishly appointed bathroom suite, featuring a full-sized 1700mm bath and a separate double shower, designed with both comfort and practicality in mind.

Further benefits include a complete rewire with integrated smoke



and burglar alarm systems, incorporating front and rear door shock sensors for added peace of mind. A newly installed Baxi boiler, modern radiators, and a full central heating system ensure efficient year-round comfort.

Externally, both front and rear gardens have been thoughtfully landscaped with Indian stone paving and enclosed by high privacy fencing, creating low-maintenance yet attractive outdoor spaces. To the rear, double patio doors enhance the connection between indoor and outdoor living.

The fully boarded and insulated loft spans the entire footprint of the property and is accessed via a heavy-duty pull-down ladder, complete with electric lighting—offering excellent additional storage or potential for further use (subject to necessary consents).

Additional upgrades include all new doors and black uPVC windows, enhancing both the aesthetic appeal and energy efficiency of the home.

Situated in the ever-popular village of Edenfield, the property benefits from a vibrant local community, excellent nearby amenities, scenic countryside walks, and convenient transport links—making it an ideal choice for a range of buyers.

Council Tax Band: C (Rossendale Borough Council)

Tenure: Leasehold

Garden details: Terrace

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Tenure

Leasehold

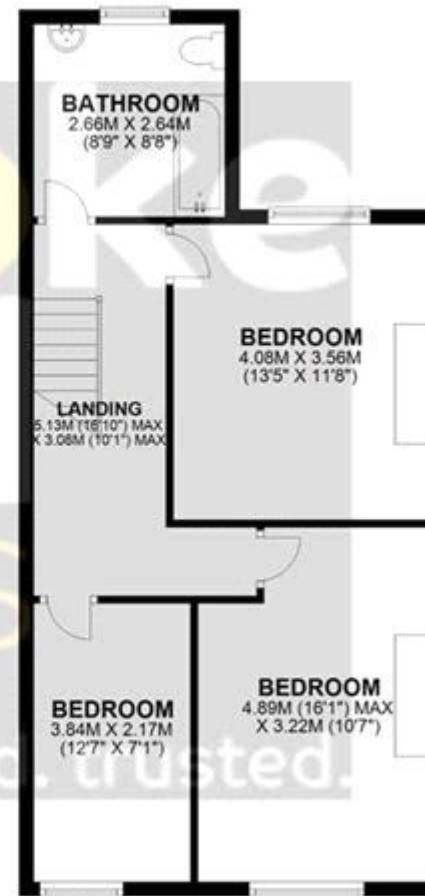
GROUND FLOOR

APPROX. 60.3 SQ. METRES (649.0 SQ. FEET)



FIRST FLOOR

APPROX. 57.1 SQ. METRES (614.3 SQ. FEET)



TOTAL AREA: APPROX. 117.4 SQ. METRES (1263.3 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		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		

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