



## The Cottage, Burnley Road, Edenfield

**Offers Over £195,000** Freehold

Charming 2-bedroom cottage featuring a detached garage & rear patio. With dining kitchen & welcoming reception room. With modern 3-piece bathroom suite & two full length storage cupboards on the landing. Cellar. Rear utility building with ample space for washing machine and tumble dryer.

No Onward Chain—Ready to Move Into | Detached Garage at Rear | Private Patio Area | Spacious Dining Kitchen | Inviting Reception Area | Coat Hanging Space | Modern 3-Piece Bathroom Suite | Utility Cupboard For Washer And Tumble Dryer | Envious Views | Charming 2-Bedroom Cottage | Two Cosy Bedrooms | Elegant Farrow & Ball Interiors |

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## Super Cottage For Sale

Welcome to this charming 2-bedroom cottage, an ideal retreat for those seeking a blend of comfort and style. With enviable views to front and rear aspects. This delightful home features two bedrooms and a detached garage conveniently located at the rear, providing ample storage and parking options. Step outside to discover a patio area, perfect for relaxation or entertaining guests. Inside, the cottage boasts beautiful interiors finished with Farrow & Ball paint, adding a touch of elegance throughout. The spacious dining kitchen is designed for socialising and gatherings, while the inviting reception area with feature fire and Amtico flooring has a separate entrance vestibule which offers a practical space for coat hanging and shoe storage, enhancing the functionality of the home. The modern 3-piece bathroom suite provides both comfort and convenience. You'll also find a utility building for storage that conveniently houses the washer and tumble dryer, along with two additional full length storage cupboards on the landing. Plus, a cellar provides further ideal storage space. This cottage is a perfect blend of character and modern convenience, making it an excellent choice for first-time buyers or those looking to downsize. On Street parking to front aspect also. Don't miss the opportunity to make this lovely cottage your new home!

Council Tax Band: B (Rossendale Borough Council )  
Tenure: Freehold  
Parking options: Garage  
Garden details: Terrace  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Not suitable for wheelchair users

### Entrance Vestibule

### Reception Room

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

### Kitchen/diner

w: 2.74m x l: 4.27m (w: 9' x l: 14' )

### Cellar

w: 2.74m x l: 4.27m (w: 9' x l: 14' )

### Landing

### Bedroom 1

w: 2.44m x l: 4.27m (w: 8' x l: 14' )

### Bedroom 2

w: 1.52m x l: 3.05m (w: 5' x l: 10' )

### Bathroom

w: 2.74m x l: 2.44m (w: 9' x l: 8' )

### Externally



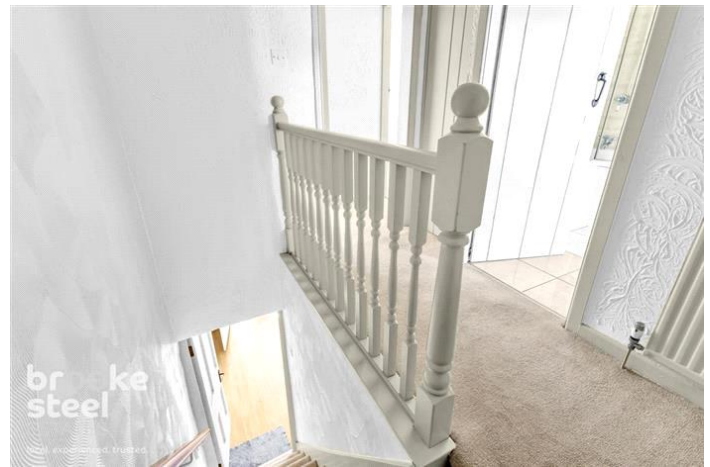
**Garage**

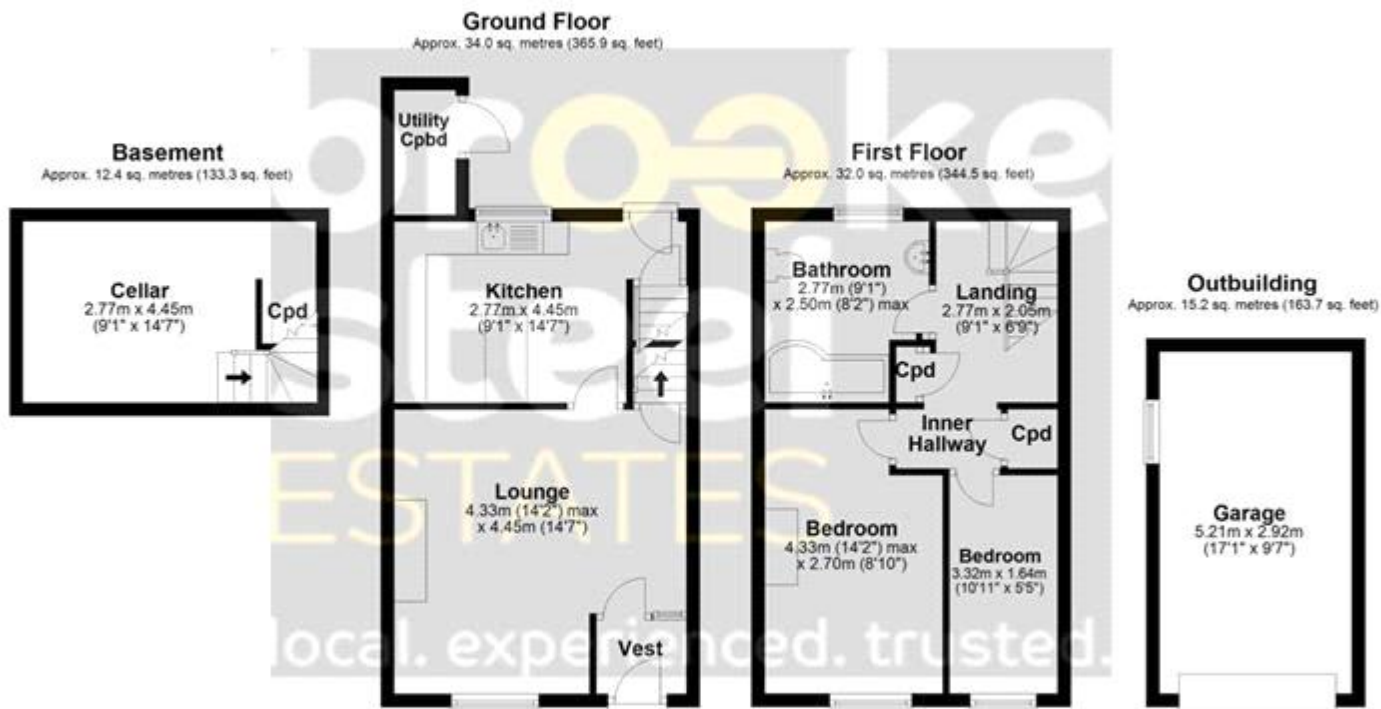
w: 2.74m x l: 5.18m (w: 9' x l: 17' )

**Rear Patio**

**Storage Cupboard-External**

With power and plumber for washing machine and tumble dryer.

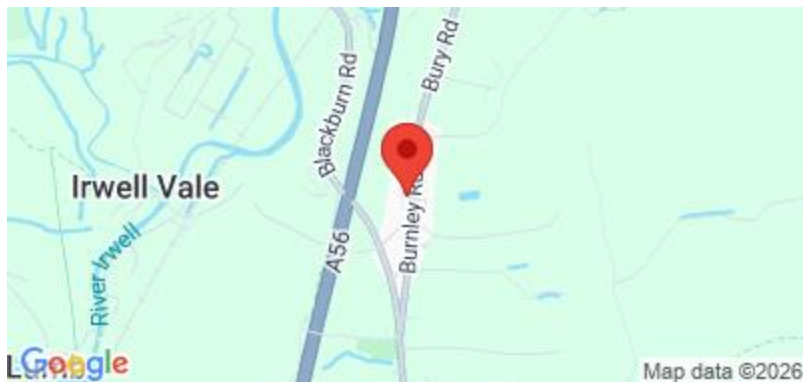




Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

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-) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.