



Bury Road, Edenfield

£300,000

Charming end terrace home in desirable Edenfield village, offering modern dining kitchen, fireplace, three bedrooms and stylish bathroom. Includes additional loft room, spacious living areas and private rear garden. Ideally located close to schools, amenities and transport links.

Centrally Located End Terrace Home In Desirable Edenfield Village | Bright Front Reception Room With Attractive Fireplace | Modern Dining Kitchen With Contemporary Units And Family Space | Three Well Proportioned Bedrooms Across The First Floor | Additional Loft Room Offering Flexible Storage Or Office Space | Well Presented Throughout With Move In Ready Condition | Rear Garden With Patio And

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Charming end terrace home in desirable Edenfield village,

Centrally located within Edenfield, a highly desirable village set above the River Irwell in the Rossendale Valley, this charming period end-terrace offers exceptional living accommodation full of character and warmth. Beautifully presented with contemporary décor throughout, it is perfectly suited to first-time buyers or a small family seeking a home within a welcoming, community-focused setting.

Edenfield is a picturesque village known for its strong sense of community and excellent local amenities, including a traditional butcher, artisan bakery, and cosy cafés such as the popular drop-off café.

Dearden Wood hosts regular events including well-loved pizza nights, while Edenfield Cricket Club provides a great social hub. The area is ideal for families, with a local playground, bike track, and scenic walking routes including the nearby Plunge and surrounding countryside right on your doorstep.

This period end of terraced property provides exceptional living accommodation full of character and charm. The decoration is contemporary throughout, making this an ideal purchase for first time buyers or a compact family wishing to be centrally located within this family friendly village.

The kitchen forms the heart of the home, featuring modern units, a stone-tiled floor, and useful storage. A landscaped garden with patio area, artificial lawn, plus raised area to the rear.

To the front, a spacious reception room leads into an inner hallway with staircase access to the first floor. Upstairs, the landing gives access to two generous double bedrooms and a stylish four-piece bathroom suite. There is a loft room offering extra storage and useable living space.

Ideally positioned close to both Edenfield C of E Primary School and Stubbins Primary School, along with local amenities, bus routes, and excellent transport links to Manchester, Bury, Rochdale, and Rawtenstall, this home perfectly combines character, convenience, and lifestyle.

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Hall

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

Lounge

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

Kitchen/diner

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

Bedroom 1

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



Bedroom 2

w: 2.44m x l: 4.88m (w: 8' x l: 16')

Bedroom 3

w: 2.13m x l: 4.88m (w: 7' x l: 16')

Bathroom

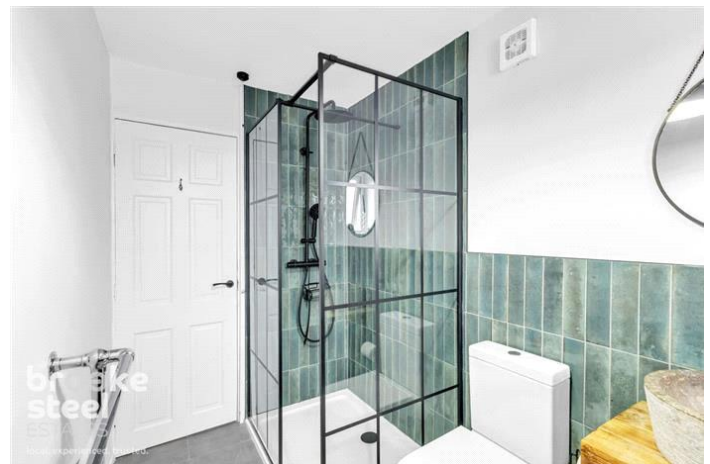
w: 3.05m x l: 1.52m (w: 10' x l: 5')

Loft room

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

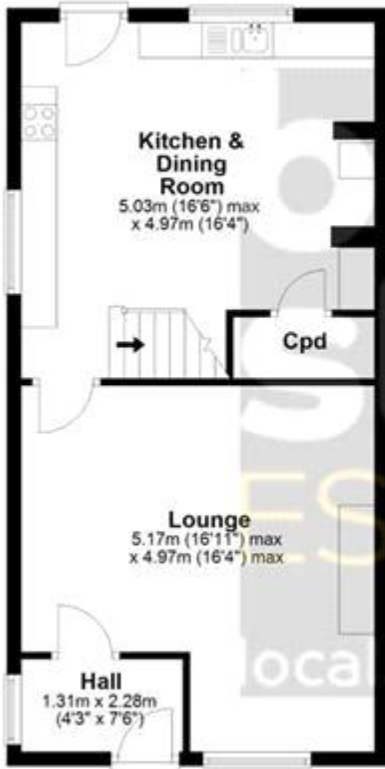
Externally

Rear Garden



Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



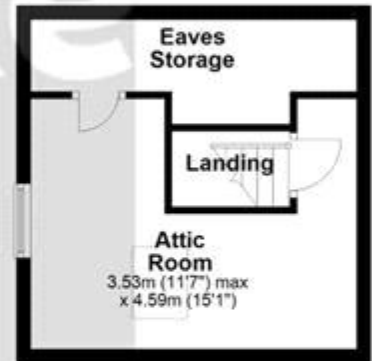
First Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.6 sq. feet)



Total area: approx. 123.8 sq. metres (1332.2 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/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.