



## Market Place, Edenfield, Offers Over £150,000

Charming two-bedroom cottage for sale in Edenfield. Features a welcoming reception room, modern kitchen, and lovely rear courtyard. Enjoy a vibrant community with local shops, pubs, & Edenfield Cricket Club. Close to Edenfield Primary School. Ready to move into with vacant possession

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## Super Cottage For Sale

Nestled within the heart of Edenfield village, along the quaint Market Place, this charming stone terraced cottage that exudes timeless character and offers the perfect blend of rural tranquillity and modern convenience. This delightful 2-bedroom cottage is one of a row of six, offering a cosy retreat in a picture-perfect setting.

Upon entering, you'll be greeted to a cosy living room with natural light filling the room through a window that offers a view of the front, a feature fireplace which is a focal point of the room.

Follow the glazed door through to the kitchen/ diner.

White shaker style units are arranged in a handy U-shape topped with an oak style laminate worktop. Integrated within is an electric oven with halogen hob and stainless steel extractor above. There's plumbing below for a washing machine and space for a freestanding fridge/ freezer. A stainless steel sink overlooks the rear patio through the window, and an adjacent door provides access to the outside.

Climb the staircase from the living room to reach the first-floor landing. Here you'll find a spacious bathroom, elegantly decorated with creamy tiles that beautifully complement the exposed brick wall.

Positioned near the window, there's a bathtub featuring a mirrored panel that reflects and diffuses the natural light throughout the room. Adjacent to the bathtub, you'll discover a pedestal wash basin, a WC, and a corner shower enclosed by glass.

For your convenience, a heated towel rail is also provided to ensure your towels stay warm and cosy.

Looking out over the rear patio garden, the second double bedroom has been set up as the main bedroom, featuring a neutral white décor and grey carpeting. It provides a blank canvas for you to personalise and make your own.

Looking out over the front of the house from a generous window seat, you'll come across the main bedroom. It boasts a distinctive stone chimney breast, a beamed ceiling, and neutral décor. Presently, it is configured as a guest bedroom or office, making it an ideal, and versatile space for those who work from home.

Step Outside:

Accessible from the kitchen, step into the stone-walled courtyard, where Yorkshire stone flags create a quaint patio for you to sip your morning coffee,



have a leisurely meal, or simply unwind with a good book.

This outdoor area is perfect for those who appreciate a touch of greenery without the demands of extensive gardening.

#### Out & About:

Tucked away in the scenic Lancashire countryside, the residence at Number 13 Market Place, Edenfield, is an enchanting haven that beckons those seeking an idyllic place to call their own. This charming village offers a unique fusion of natural splendour, close-knit community, and modern convenience, making it an ideal destination for discerning homeowners.

Edenfield is framed by the majestic Pennines, providing ever-changing, awe-inspiring vistas throughout the seasons. With nearby reservoirs and nature reserves, outdoor enthusiasts will revel in opportunities for exploration, hiking, and a profound connection with nature.

Life in Edenfield strikes a harmonious balance between relaxation and recreation. The village pub, local dining establishments, and community events create spaces for socializing and unwinding, with the delightful village bakery just a stone's throw away. The village ethos thrives on outdoor activities, making hiking, cycling, and horseback riding popular pastimes. For those who relish a bit of competition and camaraderie, the heart of the community beats strongly at the Edenfield Cricket Club.

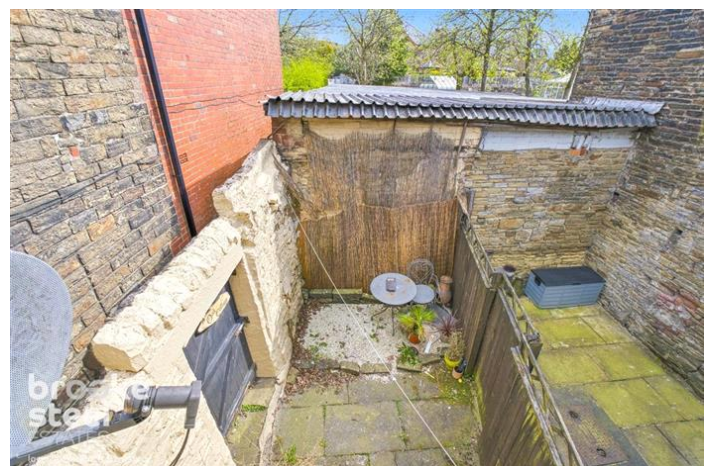
Located near a mini roundabout and directly across from the local butchers, this residence places you right at the village's vibrant centre. Here, you'll experience easy access to essential amenities and the welcoming embrace of a closely-knit community.

Despite its rustic charm, Edenfield enjoys the convenience of proximity to nearby towns such as Bury and Rochdale, granting residents access to vital amenities, shopping, and quality educational institutions. The M66 motorway is within reach, providing swift connections to Manchester and beyond, making it an ideal choice for commuters.

If you yearn for a rural retreat offering both character and comfort, this 2-bedroom stone cottage on Market Place in Edenfield is your perfect sanctuary. Immerse yourself in the enchanting village life, surrounded by a warm and welcoming community, and enveloped by the delightful scents of freshly baked goods, all from the heart of this historic village.

Council Tax Band: A (Rossendale Borough Council )  
Garden details: Rear Garden

Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



## Accessibility measures: Not suitable for wheelchair users

### Reception Room

w: 3.96m x l: 3.35m (w: 13' x l: 11' )

### Kitchen

w: 3.05m x l: 2.13m (w: 10' x l: 7' )

### Landing

### Bedroom 1

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

### Bedroom 2

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

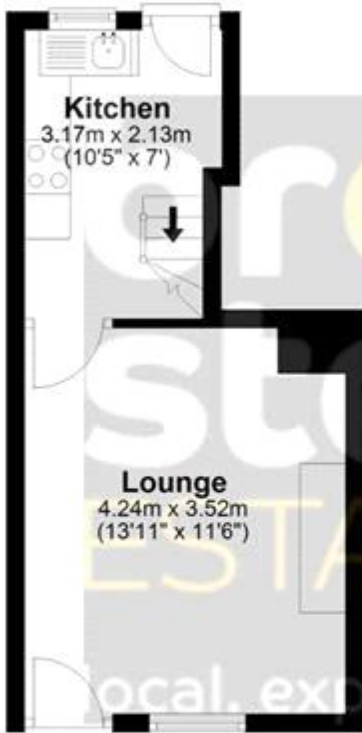
### Bathroom

### Externally

### Rear Patio

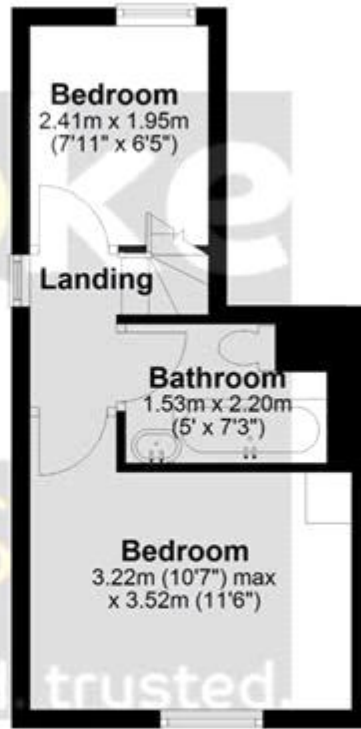
## Ground Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



## First Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



**Total area: approx. 42.4 sq. metres (456.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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/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.