



Rochdale Road, Edenfield

Offers Over £200,000 Leasehold

Dating back to 1860, this charming period cottage is set within the Turn Village. Ideally located for Edenfield and Norden, this characterful two/three-bedroom home would make an ideal purchase for a first-time buyer. With rear courtyard and parking rented to rear.

1860's Stone Cottage | Countryside Views | Double Glazing | Gas Central Heating | Rear Courtyard | Wood Burner | Wooden Beams | Parking Available to Rent via Licence | Four Piece Shower Room | Leasehold |

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Charming 2/3 Bedroom Cottage with Rear Garden & Rented Parking

Located in Turn Village near Edenfield and Norden this three bedroom cottage would be an ideal purchase for first time buyer.

A delightful cottage offering character, practicality and flexible living accommodation, ideal for first-time buyers, downsizers or investors alike. To the ground floor, the property comprises a fitted kitchen and a welcoming reception room, providing comfortable and functional living space. Upstairs, the first floor landing gives access to two well-proportioned bedrooms, a further occasional third bedroom/study, and a spacious shower room fitted with a four-piece suite.

Externally, the property benefits from an enclosed rear garden, providing useful outdoor space for relaxing or entertaining. To the rear, there is also a parking space which is currently rented from Peel at approximately £120 per annum. This attractive home combines cottage charm with versatile accommodation and early viewing is highly recommended.

Council Tax Band: B (Rossendale Borough Council)

Tenure: Leasehold

Ground Rent: £1.5 per year

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

w: 4.57m x l: 4.27m (w: 15' x l: 14')

Kitchen/Breakfast Room

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

Landing

Bedroom 1

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

Bedroom 2

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

Bedroom 3

w: 3.35m x l: 1.52m (w: 11' x l: 5')

Shower

Externally

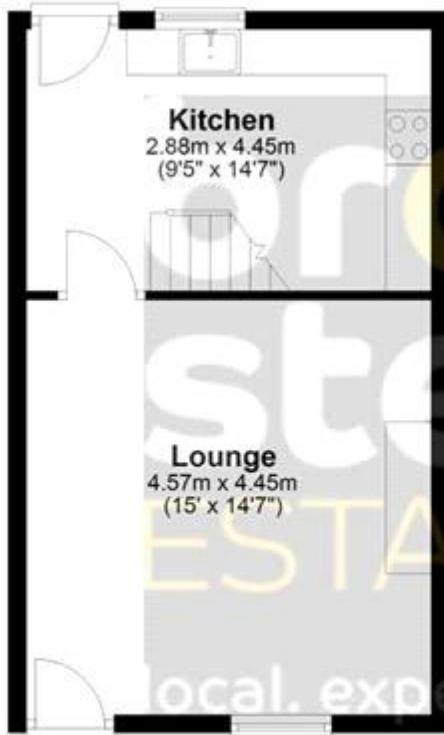
Pavement fronted. Tiered garden with access to land to the rear which is currently held on a licence with an annual ground rent of £120.00 per annum. Pleasant views to the countryside.





Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



First Floor

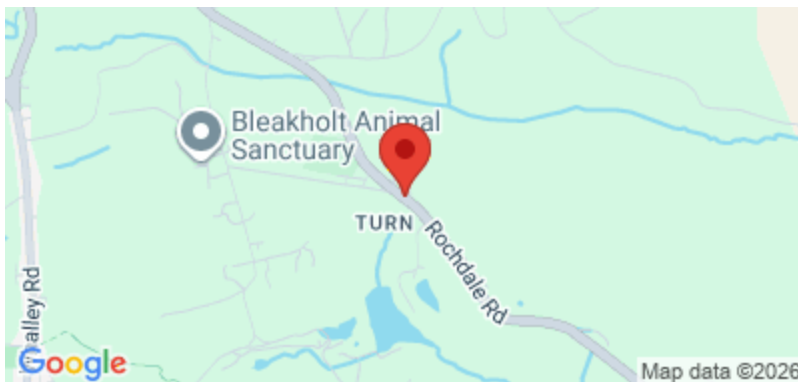
Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 67.3 sq. metres (723.9 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		114
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.