



Eden Avenue, Edenfield

Offers Over £280,000 Freehold

With three bedrooms, an extension, and a well-kept garden, it features an entrance porch, lounge, dining room, kitchen, sitting room, WC, and garage. Located in Edenfield near outstanding schools, enjoy local amenities and community events like pizza nights at Dearden Wood!

Driveway & Garage | No Onward Chain—Ready to Move Into | Semi Detached House | Three Bedrooms | Three Piece Bathroom Suite | Garage Accessible From Driveway & Garden | Close To Outstanding Schools In Edenfield | Convenient Ground Floor WC | 3 Living/Dining Spaces | Ground Floor With Entrance Porch & Hallway | Well-Kept Rear Garden | Extension For Extra Living Space |

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Stop and take a look at this family home coming to the market!

Stop and take a look at this family home coming to the market! The location, size, and layout all create a superb family home featuring three bedrooms, an extension, and a well-kept rear garden. The ground floor includes an entrance porch, hallway, lounge, dining room, kitchen, and additional sitting room, along with a convenient WC. The garage is accessible from the driveway or the rear garden. On the first floor, you'll find three well-sized bedrooms and a three-piece white bathroom suite. Located in the highly desirable area of Edenfield, this property is within close proximity to Edenfield Primary School (Outstanding) and Stubbins Primary School, both highly rated by Ofsted. Enjoy plenty of lovely walks nearby and easy access to local amenities, including butchers, hairdressers, a bakery, The Drop-Off Café, The Coach, and Duckworth Arms. Experience rural life with a strong sense of community; Edenfield Cricket Club hosts various events, and Dearden Wood offers pizza nights on Fridays during the warmer months.

Council Tax Band: C (Rossendale Borough Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Porch

w: 0.91m x l: 1.52m (w: 3' x l: 5')

Hall

Living room

w: 4.88m x l: 4.27m (w: 16' x l: 14')

Dining Room

w: 3.96m x l: 2.74m (w: 13' x l: 9')

Reception Room

w: 3.96m x l: 2.74m (w: 13' x l: 9')

Kitchen

w: 2.44m x l: 2.13m (w: 8' x l: 7')

First Floor

Landing

w: 2.44m x l: 2.13m (w: 8' x l: 7')

Bedroom 1

w: 5.18m x l: 3.05m (w: 17' x l: 10')

Bedroom 2

w: 3.66m x l: 3.05m (w: 12' x l: 10')

Bedroom 3

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

Bathroom

w: 2.44m x l: 1.83m (w: 8' x l: 6')



Externally

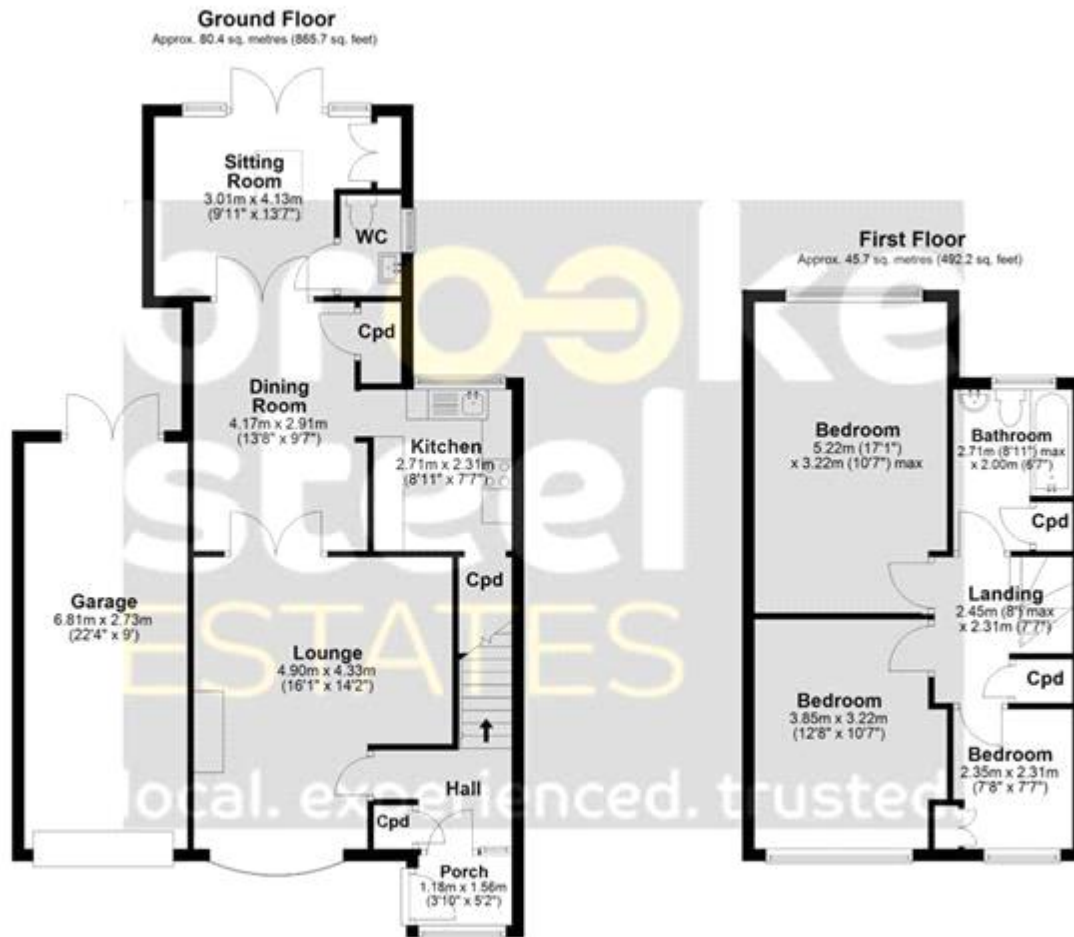
Garage

w: 2.74m x l: 6.71m (w: 9' x l: 22')

Rear Garden

Driveway





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
	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.