



Burnley Road, Edenfield

Offers Over £300,000 Freehold

Immaculate bungalow that has been fully renovated & features modern underfloor heating and gas central heating. Located in Edenfield Village, with low-maintenance courtyard & garage. Stylish four-piece bathroom suite & well-appointed kitchen. Meticulously updated throughout.

Immaculate True Bungalow Originally Built In 1827 As The Former Toll House | Unique Characterful Property Fully Renovated Throughout | Nestled In The Charming Village Of Edenfield, Known For Its Warmth And Community Spirit | Move-In Ready With Modern Underfloor Heating Alongside Gas Central Heating | Stylish Four-Piece Bathroom Suite Featuring A Luxurious Freestanding Bath, Double

01706 940 335
hello@brookesteel.co.uk

brooke
steel
ESTATES
local. experienced. trusted.



Immaculate Bungalow For Sale

This immaculate true bungalow, originally built in 1827 as the former toll house, is a unique characterful property that has been fully renovated throughout. Nestled in the charming village of Edenfield, known for its warmth and community spirit, this home is move-in ready and features modern underfloor heating alongside gas central heating for comfort in every season. The stylish four-piece bathroom suite includes a luxurious freestanding bath, a double walk-in shower, a sink, and a WC, while the well-appointed kitchen provides ample space for culinary endeavours. Additional highlights include private parking and a garage, excellent transport connections, and a desirable village location. The property has been meticulously updated and is ready for new occupants, making it an exceptional find with no chain, allowing for a smooth transition to the new owner. The low-maintenance paved courtyard offers a perfect setting for alfresco dining, providing a delightful outdoor space to relax and entertain. Edenfield features essential local amenities, including a delightful bakery and a traditional butcher, along with a cosy drop-off café for quick bites and coffee. The Rostron Arms is a popular local venue, hosting a ladies' afternoon every Tuesday, and The Coach is renowned for its excellent food and drinks, making it a favourite spot for locals. Dearden Wood, another local favourite, hosts various events, further enhancing the village's vibrant atmosphere. The Edenfield Cricket Club adds to the community spirit, fostering camaraderie among residents. With convenient access to the motorway network, reaching Rawtenstall's vibrant nightlife or Ramsbottom's array of cafes and shops is a breeze. This combination of amenities and community spirit makes Edenfield a fantastic place to live. This true bungalow is a must-see for anyone seeking a blend of history, modern living, and vibrant community life.

Council Tax Band: C (Rossendale Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Terrace

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Porch

Hall

Lounge

w: 3.35m x l: 4.57m (w: 11' x l: 15')

Bedroom

w: 3.66m x l: 4.57m (w: 12' x l: 15')

Kitchen/diner

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



Bathroom

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

Porch

w: 1.52m x l: 1.22m (w: 5' x l: 4')

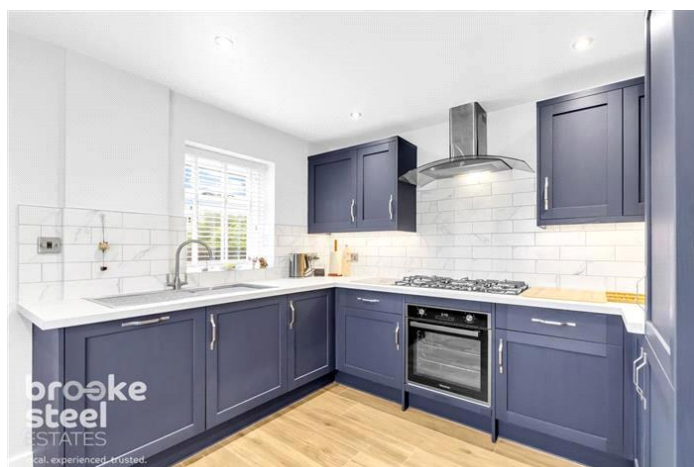
Garage

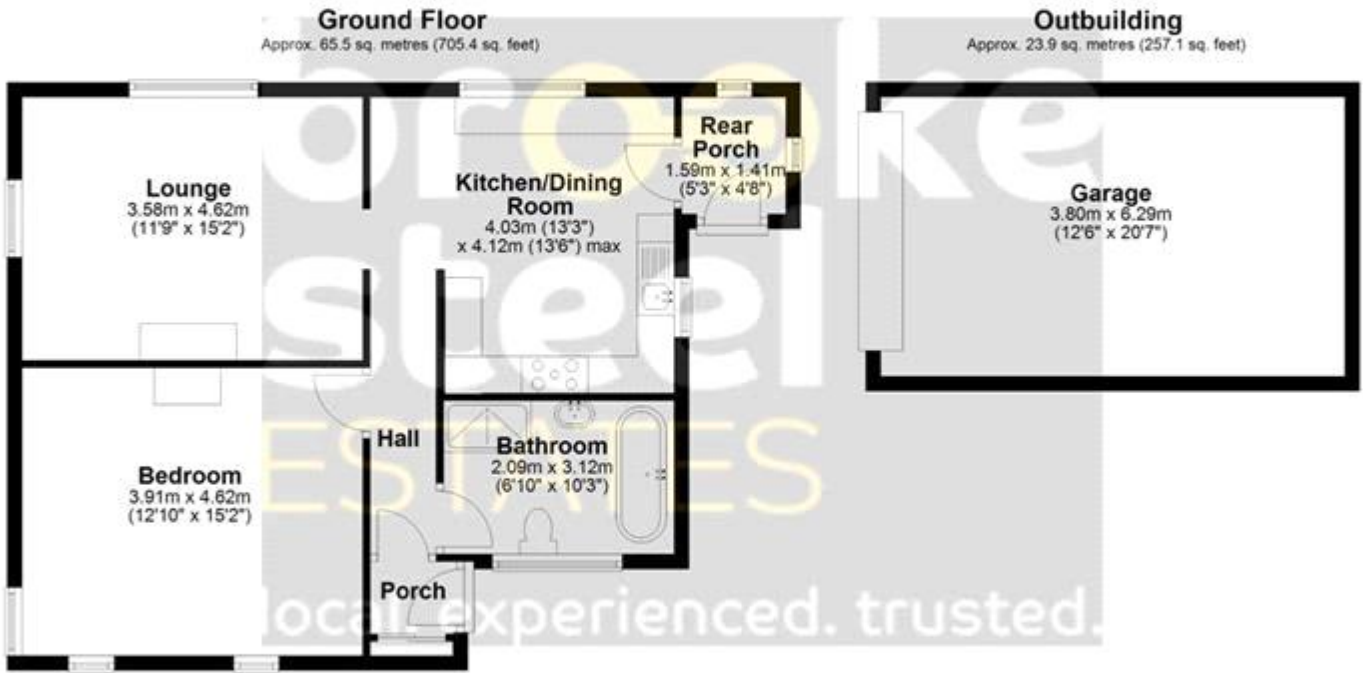
w: 3.66m x l: 6.1m (w: 12' x l: 20')

Seller's Comments

What do you love most about living here? The real village atmosphere you get from Edenfield, from the village fete's, cricket matches, Santa tractor ride at Christmas. The fact that the countryside is right on the doorstep so you can always get out for a walk and switch off, while still being relatively close to the city and larger towns.

Everyone is really friendly, respectful and welcoming. There's definitely a real sense of community - people know each other, say hello in passing or stop for a quick chat. At the same time though everyone respects each other privacy but it is reassuring to know there the neighbours are willing to keep an eye on the place or lend a hand if needed.

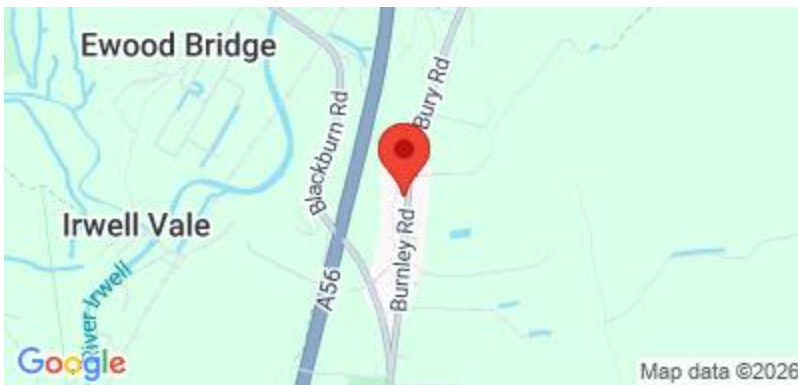




Total area: approx. 89.4 sq. metres (962.5 sq. feet)

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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(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.