



Bury Road, Edenfield

Offers Over £240,000 Leasehold

Situated in the heart of Edenfield, this beautifully presented garden-fronted mid-terrace home occupies an attractive elevated position and offers stylish, versatile accommodation arranged over three floors.

Two Double Bedrooms | Situated in The Heart of Edenfield | Beautifully Presented Garden-Fronted Mid-Terrace Home | Attractive Elevated Position | Stylish, Versatile Arrangement Over Three Floors | Perfect For First-Time Buyers, Growing Families, And Professionals | Beautifully Maintained Throughout With Neutral, Contemporary Tones | Two Spacious Reception Rooms For Flexible Living And Dining | Generous Fitted Kitchen With Natural Light From Velux And Side Windows | Contemporary Three-Piece Family

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Situated in the heart of Edenfield, this beautifully presented garden-fronted mid-terrace home occupies an attractive elevated position and offers stylish, versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, growing families and professionals alike.

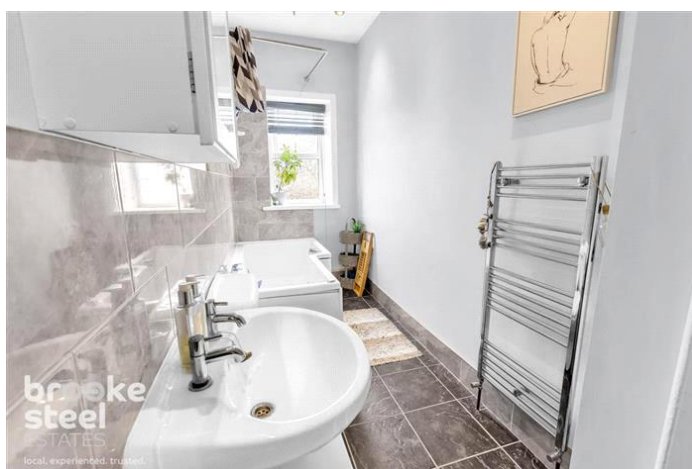
Beautifully maintained throughout, the property is finished in neutral, contemporary tones, creating a warm and welcoming atmosphere that is ready for a new owner to move straight into and enjoy. The accommodation includes two spacious reception rooms, providing flexible living and dining space, perfect for both everyday family life and entertaining guests.

A particular highlight of the home is the generous fitted kitchen, which is flooded with natural light from a Velux roof window, additional side window and glazed rear door. The bright and airy space offers an excellent range of work surfaces and storage, making it both practical and inviting for cooking, dining and socialising.

To the first floor are two well-proportioned double bedrooms and a contemporary three-piece family bathroom complete with a heated towel rail. A further loft room on the second floor provides excellent flexibility and can be utilised as a bedroom, home office, hobby room or additional storage space. Externally, the property benefits from a rear yard with parking to the rear and provision for an EV charging point.

Edenfield is a highly sought-after village renowned for its strong sense of community, picturesque surroundings and excellent local amenities. Residents enjoy a range of independent businesses, including a traditional butcher, bakery and welcoming cafés, creating a true village atmosphere. The area offers a vibrant community lifestyle, with popular local venues such as Dearden Wood, known for its regular social events, and Edenfield Cricket Club, which provides a hub for food, drinks and community gatherings throughout the year.

Families are particularly well catered for, with a children's playground, bike track and a selection of scenic walking routes, including The Plunge and nearby countryside trails, all within easy reach. The village is also served by the highly regarded Edenfield C of E Primary School and Stubbins Primary School. Conveniently positioned for commuters, Edenfield offers excellent access to the motorway network, providing straightforward links to Rawtenstall, Ramsbottom, Bury, Manchester and beyond. Combining village charm, excellent amenities and beautiful countryside surroundings, this is a superb home in one of Rossendale's most desirable locations, offering the perfect balance of modern living and rural appeal.



Council Tax Band: B

Tenure: Leasehold

The seller is unsure full details and is looking into this.

Garden details: Rear Garden

Porch

Lounge

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

Dining Room

w: 3.96m x l: 4.27m (w: 13' x l: 14')

Kitchen

w: 3.96m x l: 2.44m (w: 13' x l: 8')

Landing

Bedroom 1

w: 3.35m x l: 4.27m (w: 11' x l: 14')

Bedroom 2

w: 3.05m x l: 2.74m (w: 10' x l: 9')

Bathroom

w: 3.96m x l: 4.27m (w: 13' x l: 14')

Loft room

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

Externally

Rear Garden

There is a connection for an EV charging point.



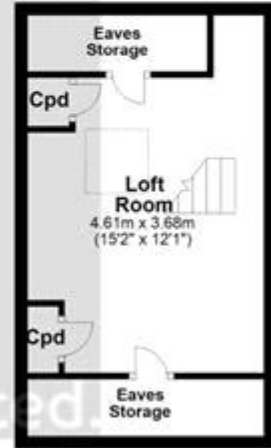
Ground Floor
Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor
Approx. 36.0 sq. metres (408.6 sq. feet)



Second Floor
Approx. 24.2 sq. metres (261.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 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.

Plans produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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.