



## Lodge View, Lodge Mill Lane, Turn Village

**Offers Over £380,000** Leasehold

4-bedroom townhouse in Ramsbottom, featuring a primary suite with en-suite, open-plan living area, beautiful garden. Nestled on a tranquil road, enjoy local amenities, and a picturesque lodge—all while benefiting from two parking spaces. Perfect for families!

Stunning 4-Bedroom Townhouse | Primary Bedroom With En-Suite | Open-Plan Living/Dining/Kitchen Area | Beautifully Landscaped Garden | Juliet Balcony from Lounge | Tranquil No-Through Road | Close to Local Amenities | Picturesque Lake For Leisurely Walks | Ideal For Families And Professionals | Modern Design With High-Quality Finishes | En-suite, Bathroom and WC | Property Includes

**01706 940 335**  
hello@brookesteel.co.uk

**brooke  
steel**  
ESTATES  
local. experienced. trusted.



## Stylish Modern Townhouse with Juliet Balcony

This stunning 4-bedroom townhouse seamlessly blends contemporary design with functional living, making it an ideal choice for families or professionals seeking comfort and style. It has undergone substantial renovations in 2021' to create stylish spaces. The primary bedroom is located on the first floor and features an en-suite shower room, ensuring privacy and convenience. On the top floor, you'll find a double bedroom alongside two single bedrooms, offering flexibility for guests, a home office, or children's rooms. These bedrooms share a well-appointed family bathroom, equipped with modern amenities. The heart of the home is the open-plan layout, where the living room, dining area, and gourmet kitchen flow together effortlessly, perfect for entertaining guests or enjoying family gatherings. The kitchen boasts high-end appliances and sleek countertops, enhancing both meal prep and casual dining. Adjacent to the kitchen, the dining space adds to the inviting atmosphere of the open-concept design. A guest WC is conveniently located on the ground floor, providing easy access for visitors. Outside, the garden features a beautifully landscaped lawned area, perfect for outdoor activities and relaxation. A Juliet balcony off the lounge allows you to enjoy lovely views while providing a touch of elegance to the living space. Additional features include ample built-in wardrobes and under-stair storage throughout the house. Property includes ownership of two parking spaces to ensure ease of parking for residents. Lodge View is a superb location in Ramsbottom, nestled conveniently close to Edenfield, Norden, and beyond. This charming area offers the tranquility of a no-through road, ensuring minimal traffic and a peaceful environment. Views across the lodge from the lounge or upstairs bedrooms. Residents can enjoy a picturesque lodge for leisurely walks, adding to the serene lifestyle. Ramsbottom itself is a vibrant town with a rich history, known for its friendly, neighbourly atmosphere.

Council Tax Band: D (Rossendale Borough Council )  
Tenure: Leasehold (983 years)  
Ground Rent: £150 per year  
Service Charge: £380.6 per year  
The ground rent is £300. The Management Fee was £672 last year. This covers the costs of looking after the whole site (17 houses and 8 apartments) in terms of road/pavement repairs, grass cutting, hedge trimming, lighting etc or anything else which keeps the site in good order. Every household has to pay it.  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



**Broadband: ADSL**  
Property is Leasehold and ground rent is £300 per annum.

## Ground Floor

### Hall

### WC

### Kitchen

w: 4.57m x l: 2.74m (w: 15' x l: 9' )

### Lounge/diner

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

## First Floor

### Landing

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

### Bedroom 1

w: 4.57m x l: 2.74m (w: 15' x l: 9' )

### En-suite

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

### Living room

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

## Second Floor

### Landing

### Bedroom 2

w: 3.05m x l: 3.96m (w: 10' x l: 13' )

### Bathroom

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

### Bedroom 3

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

### Bedroom 4

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

## Externally

### Rear Garden

### Front Garden

## Please note

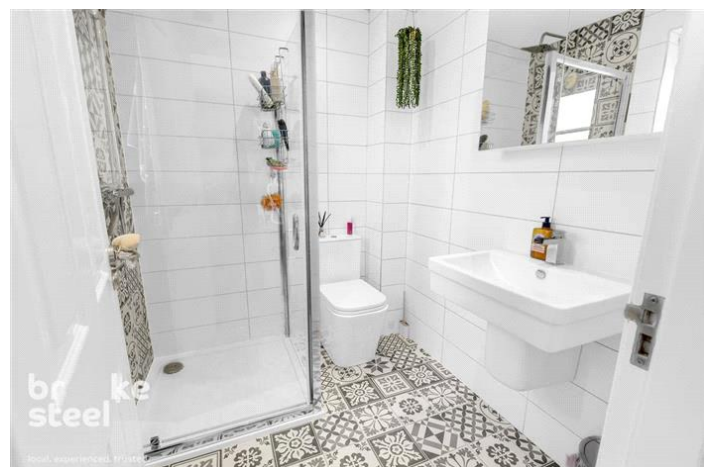
Property includes ownership of two parking spaces.

## Seller's Comments

Yes. We've invested significantly in the property since moving in, including a new bathroom, en-suite and WC, new flooring consisting of wood floor downstairs and carpets through rest of house plus tiled floors in ensuite and main bathroom, we have landscaped both gardens including low maintenance astroturf and large tiled patio area to rear, a media wall with feature fireplace, CCTV, alarm system, EV charger, new lighting (inc fans) in most bedrooms, extension of the existing kitchen cupboards with new areas and new oven and combi microwave oven, plus opening up the kitchen and separate diner into an open plan with a recent new front door.

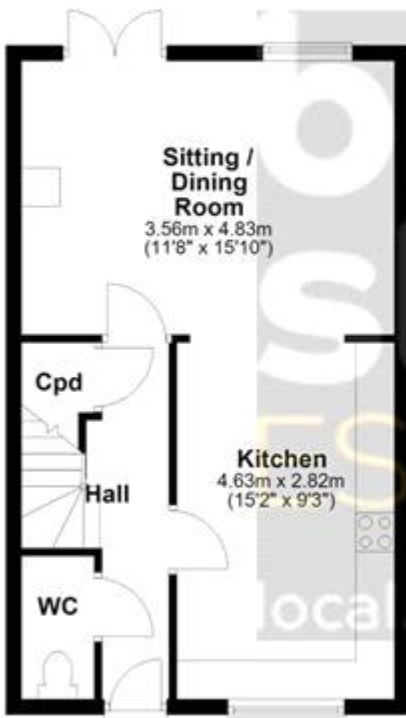
## Seller's Comments

What are your neighbours like? We've always found the neighbours to be friendly and the development to be a pleasant place to live. What is your favourite thing about living here? The combination of a peaceful setting with the ability to walk into Ramsbottom in just a few minutes. It's the best of both worlds – a quiet family home with cafés, restaurants, pubs and local events all close by.



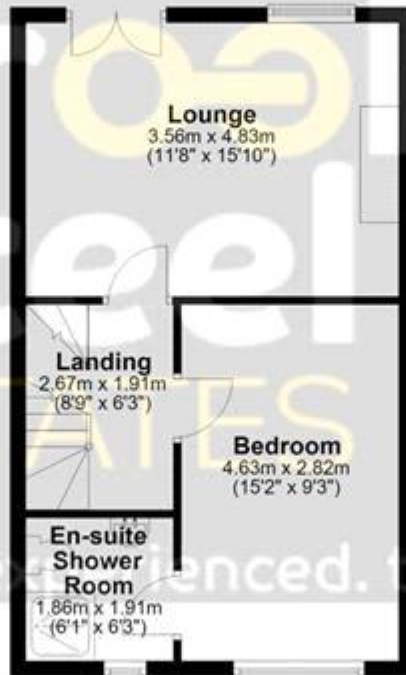
### Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



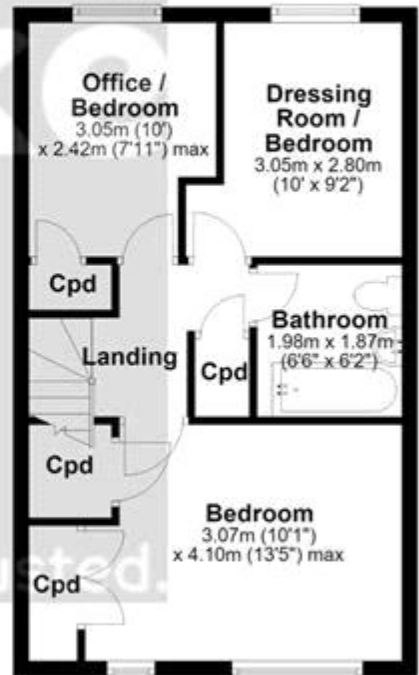
### First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



### Second Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 120.1 sq. metres (1293.0 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>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</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/fitings 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.