



Gincroft Lane, Edenfield

Offers Over £290,000 Leasehold

A three-bedroom terrace property located in the heart of Edenfield Village offering ample living accommodation throughout. A unique home with two reception rooms, double bedrooms, contemporary integrated kitchen and integral garage offering off road parking and storage. A Must See!

Close to excellent local schools | Located in Heart of Edenfield | Integral Garage | Two Reception Rooms | Modern Fitted Kitchen | Off-street parking | Rear Courtyard For Outdoor Relaxation | Three Double Bedrooms | Three Piece Bathroom Suite | Close to Local Amenities |

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3 Double Bedrooms

Situated in the heart of Edenfield Village, providing easy access to local amenities and a charming community atmosphere. This three double bedroom property offering ample living accommodation, making it ideal for families or professionals alike. A charming lounge with exposed beams creating a cozy and inviting atmosphere. Leading to a contemporary integrated kitchen, equipped with modern appliances and stylish finishes, providing a practical layout, perfect for everyday cooking. Separate dining room which is both light and airy due to large bay windows, ideal for those family meals or entertaining friends. A south-facing rear courtyard provides a private outdoor area for relaxation. Integral garage offering off road parking and utilities space with sink and built in cupboards allowing for additional storage. Sizeable first bedroom which is spacious enough to accommodate a home office or dressing area. Two further double bedrooms, plus an attractive three-piece bathroom suite on the first floor. The property is located on Gincroft Lane a picturesque street in Edenfield, which is well-connected, with the M66 motorway, connecting you to Bury, Rawtenstall, Manchester and surrounding areas. Community amenities include Edenfield Cricket Club, a Local butcher and baker, pharmacy, café and great pubs for socializing. Additionally, the village centre gives easy access to scenic walking and hiking trails, popular routes to Waugh's Well and Dearden Clough, perfect for nature enthusiasts.

Council Tax Band: C (Rossendale Borough Council)
Tenure: Leasehold

Lounge

w: 4.78m x l: 4.27m (w: 15' 8" x l: 14')

Kitchen

w: 2.41m x l: 4.27m (w: 7' 11" x l: 14')

Dining Room

w: 2.77m x l: 4.27m (w: 9' 1" x l: 14')

Integral Garage

w: 4.83m x l: 4.29m (w: 15' 10" x l: 14' 1")

Bedroom 1

w: 6.86m x l: 4.27m (w: 22' 6" x l: 14')

Landing

w: 2.41m x l: 1.83m (w: 7' 11" x l: 6')

Bathroom

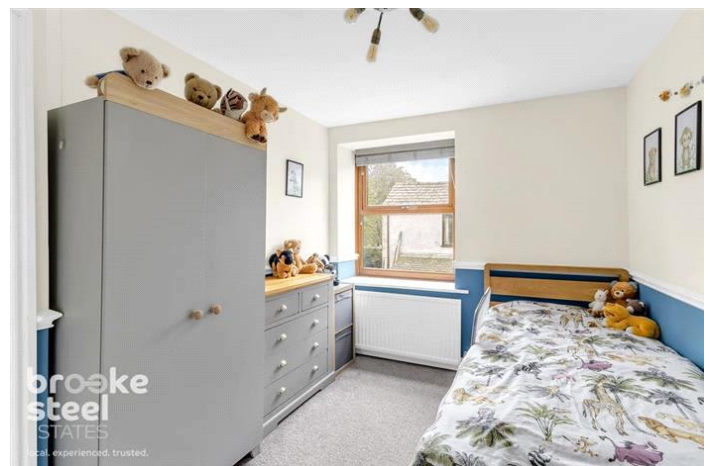
w: 2.41m x l: 1.5m (w: 7' 11" x l: 4' 11")

Bedroom 2

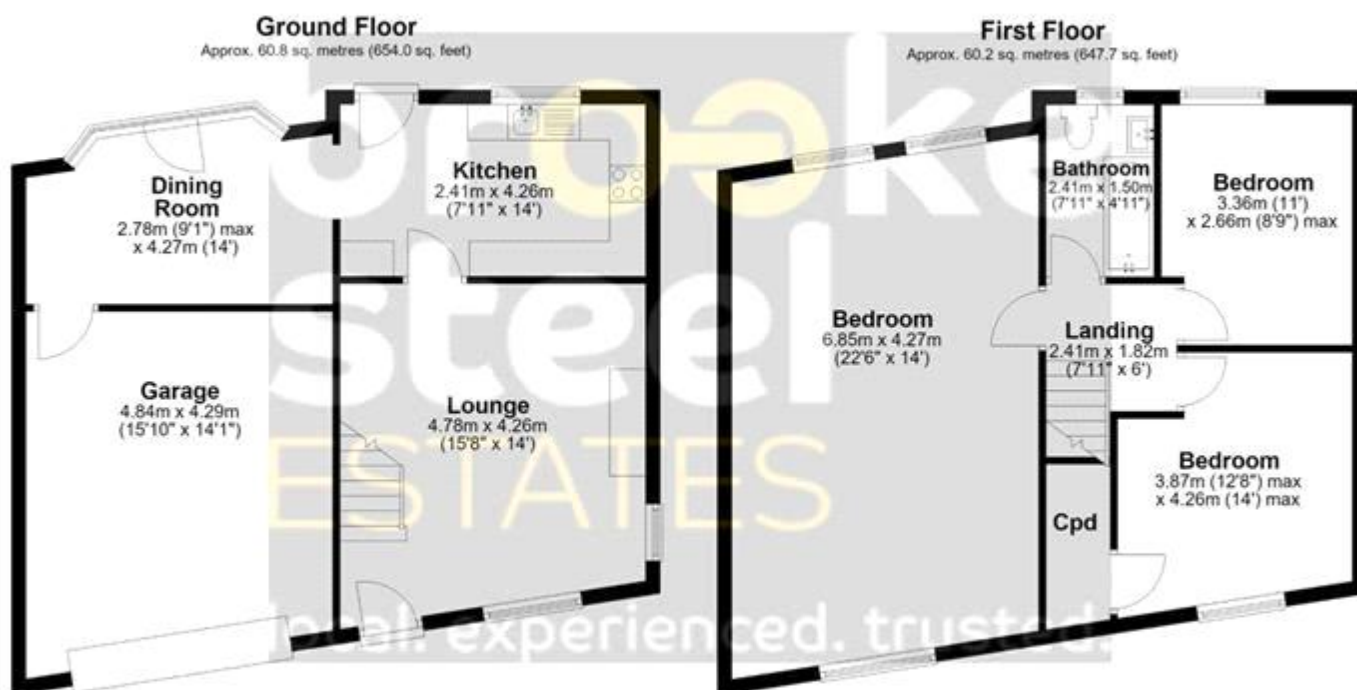
w: 3.86m x l: 4.27m (w: 12' 8" x l: 14')

Bedroom 3

w: 3.35m x l: 2.67m (w: 11' x l: 8' 9")







Total area: approx. 120.9 sq. metres (1301.7 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.



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.