



Bury Road, Edenfield

Offers Over £250,000 Leasehold

Stylish and generously sized family home in the heart of Edenfield, offering luxurious living, excellent parking with EV charger and a prime village location. Beautifully presented throughout, this move-in-ready property allows you to simply drop your bags and settle straight in.

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

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Stylish and generously sized family home in the heart of Edenfield.

Situated in the heart of Edenfield, this beautifully presented garden-fronted mid-terrace home occupies an elevated position and offers stylish, versatile accommodation arranged over three floors. The property has been thoughtfully improved by the current owners, including replastering to most areas, a newly fitted kitchen with floor tiling, replacement carpets where required, internal redecoration and the removal of the front garden tree. The ground floor includes two spacious reception rooms, offering flexible living and dining space. To the rear, the bright and welcoming kitchen benefits from a Velux roof window, side window and glazed rear door, providing excellent natural light alongside a good range of work surfaces and storage. To the first floor are two well-proportioned double bedrooms and a newly fitted luxury bathroom suite, complemented by high-quality gold taps and fittings, contemporary wall and floor tiling, and a heated towel rail. The second floor provides a versatile loft room, suitable for use as a bedroom, home office, hobby room or additional storage. Externally, the property benefits from a front garden, rear yard and rear parking, with EV charging point. Edenfield is a highly sought-after village known for its strong community, picturesque surroundings and excellent local amenities. Independent businesses include a traditional butcher, bakery and cafés, while Edenfield Cricket Club provides a popular venue for food, drinks, social events and community gatherings. Families are well served by the local playground, bike track, scenic walking routes and nearby countryside. The village is also home to Edenfield C of E Primary School and is conveniently positioned for access to Rawtenstall, Ramsbottom, Bury, Manchester and the wider motorway network. Combining modern improvements, flexible accommodation and village charm, this is an excellent home in one of Rossendale's most desirable locations.

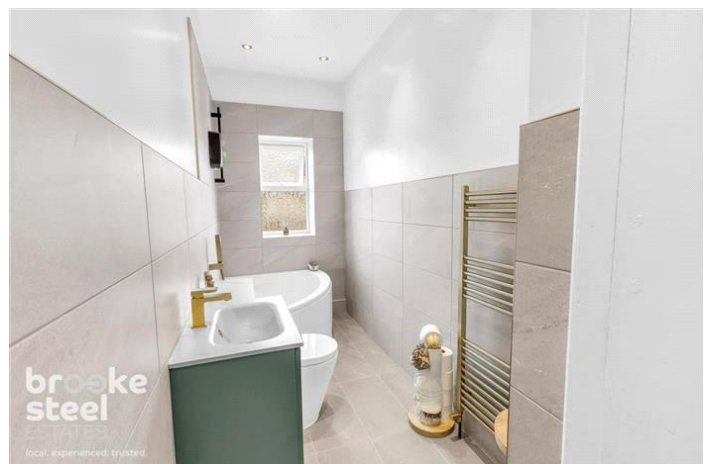
Council Tax Band: B (Rossendale Borough Council)
Tenure: Leasehold
Lease. To be confirmed. No landlord, no payments have been asked for.
Parking options: EV Charging
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Elevated Position

Set back from the road and elevated.

Front 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')

Bedroom 3

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

Externally

Outside

There is an EV charging point to the rear.

Front Garden

Rear Garden

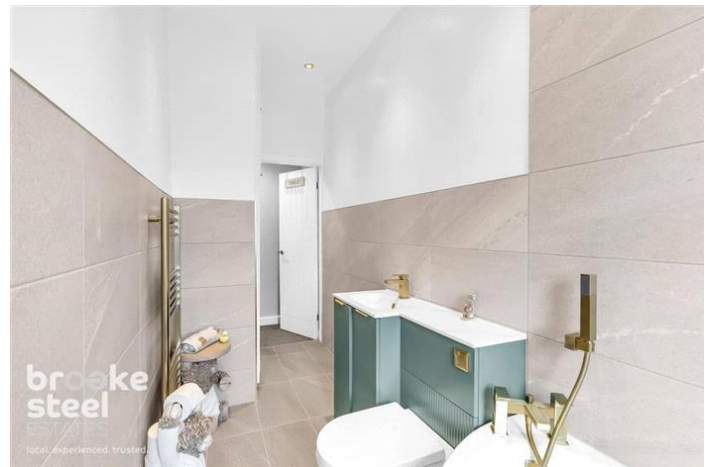
Seller's Comments

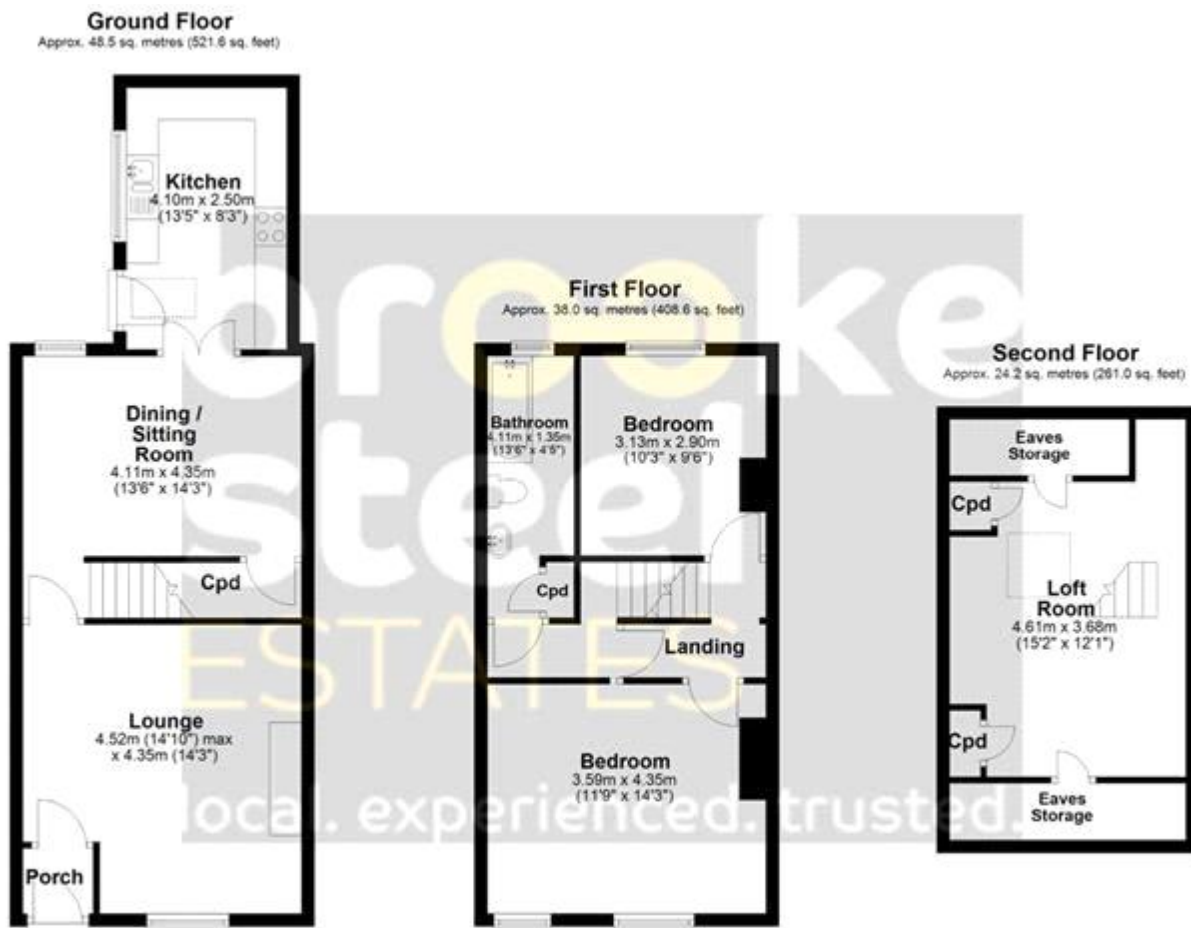
We're only selling as need more space having lived here for 9 years. I love the atmosphere of the village, the people are so friendly and the community feel is wonderful. I love the cottage style cosy feel to my home.

Work that has been carried out September 2026 :

Replastered most areas, New kitchen inc floor tiles and removal of old wall tiles. Tree removed from front of house. New carpets in places.

Repainted. New bathroom suite. Bathroom wall and floor tiles replaced.





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.



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.