





Eden Avenue, Edenfield

Offers Over £175,000 Leasehold

SSTC

This 3 end-townhouse benefits from an integral garage, a driveway and south-facing rear garden. Requiring modernisation throughout, it offers plenty of potential for buyers seeking generous space both inside and out. The property also benefits from double glazing & gas central heating.

Gas Central Heating | No Onward Chain For A Smoother Purchase Process | Three-Bedroom End-of-Terrace Property | Situated In A Great Location In Edenfield Village | Excellent Potential To Modernise And Personalise | Double Glazing Throughout | Superb Dog Walks Nearby; Edenfield C Of E And Stubbins Primary Schools Nearby | Ideal Opportunity For Buyers Looking To Create Their Dream Home |

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Three-Bedroom Home in the Heart of Edenfield – Garage, Generous Garden & Exciting Potential

Set in a great location in Edenfield village, this three-bedroom townhouse offers generous space and plenty of potential. The village has a welcoming community feel and a lovely range of local amenities, including a community estate agency, barbers, hairdressers, a butcher and a bakery renowned for its delicious hotpots. There's also the popular Drop Off Café, the local pubs The Coach and the Rostron Arms, and an abundance of superb dog walks nearby.For families, Edenfield C of E Primary School, rated Outstanding by Ofsted, and Stubbins Primary School are both within easy reach. The property benefits from an integral garage, a driveway, double glazing and gas central heating. Requiring modernisation throughout, it offers buyers an excellent opportunity to create a home to suit their own style. Outside, the sizable south-facing rear garden provides plenty of room to relax and enjoy the outdoors.

Council Tax Band: B (Rossendale Borough Council)
Tenure: Leasehold (999 years)
Ground Rent: £95 per year
Parking options: Garage
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Entrance hallway

Lounge/diner
w: 3.28m x l: 6.32m (w: 10' 9" x l: 20' 9")

Kitchen
w: 3.56m x l: 3.18m (w: 11' 8" x l: 10' 5")

Garage
w: 2.59m x l: 4.98m (w: 8' 6" x l: 16' 4")

Landing
w: 3.89m x l: 1.63m (w: 12' 9" x l: 5' 4")

Bedroom
w: 3.89m x l: 2.67m (w: 12' 9" x l: 8' 9")

Bedroom
w: 1.98m x l: 3.73m (w: 6' 6" x l: 12' 3")

Bedroom
w: 3.07m x l: 2.49m (w: 10' 1" x l: 8' 2")

Bathroom
w: 2.31m x l: 1.83m (w: 7' 7" x l: 6')

Externally

Front Garden

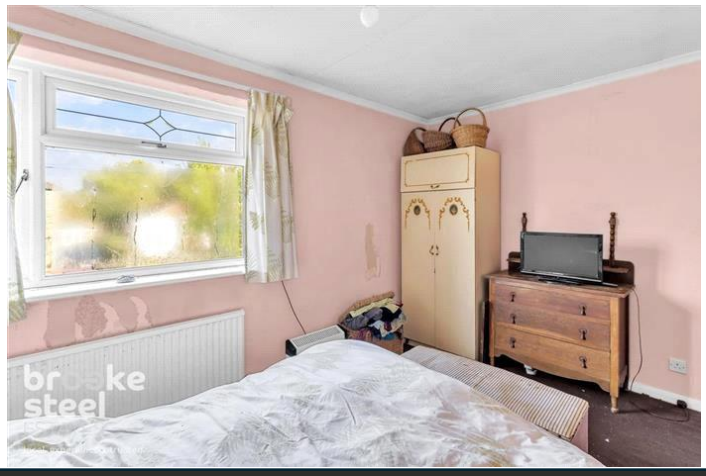
Rear Garden

Integral Garage









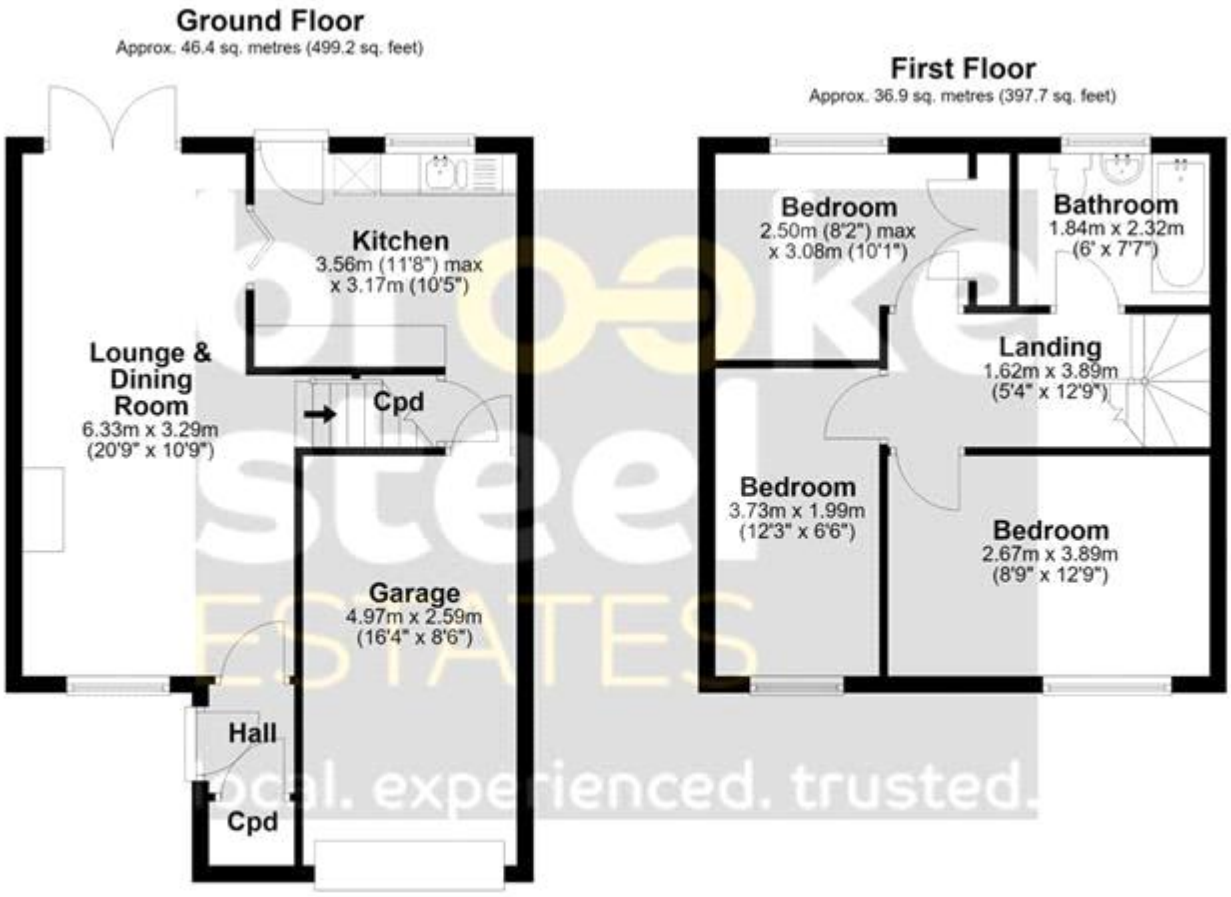
Driveway







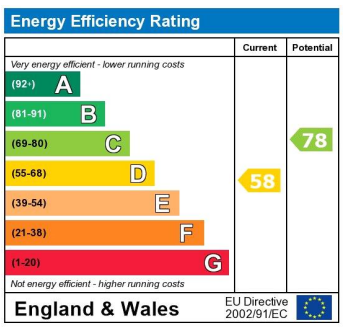




Total area: approx. 83.3 sq. metres (896.9 sq. feet)

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.





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.