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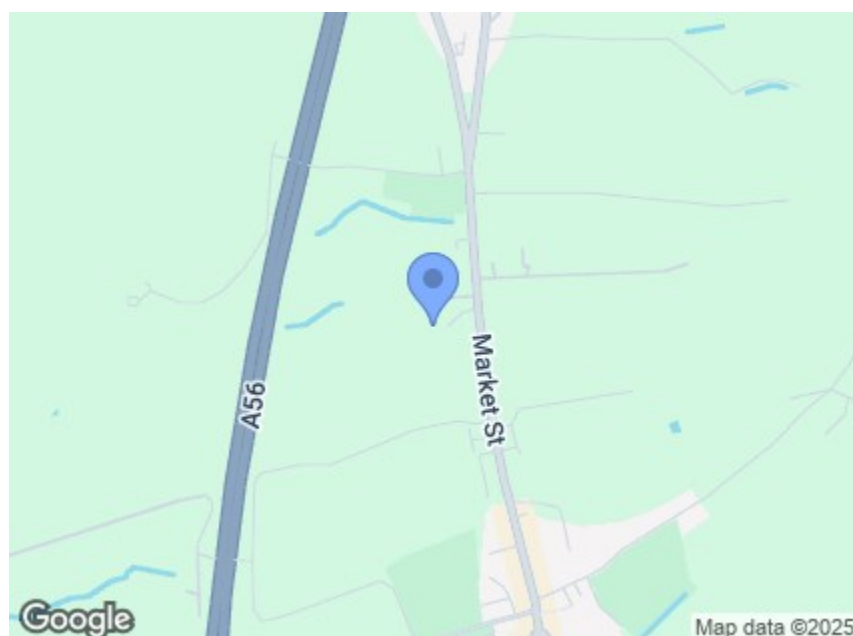
£495,000



- Well-maintained four-bedroom, two-bathroom detached home in a desirable Edenfield location
- Convenient ground floor layout with a downstairs WC
- Attractive front and rear gardens with patio space and lovely open views
- Located close to local amenities, countryside walks, and excellent transport links
- Spacious living room and bright open-plan kitchen/diner with access to the rear garden
- Four generously sized bedrooms, plus a modern family bathroom
- Driveway providing off-road parking and access to a double garage
- Tenure - Freehold, Council Tax - Rossendale band E , EPC - D rating



GROSS INTERNAL AREA
TOTAL: 137 m²/1,473 sq ft
GROUND FLOOR: 72 m²/771 sq ft, FIRST FLOOR: 65 m²/702 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 0HQ What three words -
///laws.blur.shrimp

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Spacious Four-Bedroom Detached Home in a Sought-After Location

Charles Louis Homes are pleased to present this well-maintained and generously sized four-bedroom, two-bathroom detached property, ideally situated in a quiet and desirable area of Edenfield.

Offering well-balanced accommodation throughout, the ground floor comprises a welcoming entrance hallway, a spacious living room, and a bright open-plan kitchen and dining area with access to the rear garden – ideal for family living and entertaining. The property also benefits from a convenient downstairs WC. Upstairs, you'll find four good-sized bedrooms, as well as a modern family bathroom.

Externally, the property boasts attractive gardens to the front and rear, a patio area perfect for outdoor dining, and lovely views to the rear. A driveway provides ample off-road parking and access to a double garage.

Set within close reach of local amenities, scenic countryside walks, and excellent transport links, this fantastic home is ideal for families seeking space, comfort, and a great location.

Viewing is highly recommended to appreciate everything this property has to offer.

Entrance Hallway

4'1 x 20'2 (1.24m x 6.15m)

Solid wood front door with feature glass panels, opens into the hallway. Amico flooring, wall sconce lights and power point. Leading to living room, kitchen and downstairs bathroom, stairs (with storage) ascending to the first floor.

Kitchen Diner

10'11 x 15'1 (3.33m x 4.60m)

With front facing double glazed wood framed window. Amtico tile style flooring, range of modern wall and base units, with inset spot light and under cupboard lights, with contrasting work surfaces and a tiled splash back, inset double sink with mixer tap, a built in oven, 5 ring gas hob with extractor hood. integrated fridge freezer and integrated dishwasher.



Dining Room

10'11 x 16'1 (3.33m x 4.90m)

With rear facing double glazed wood framed window patio doors leading to a patio, overlooking the rear garden. Ceiling coving, central ceiling light, power points. Double glass internal doors leading to the living room.



Living Room

20'2 x 11'9 (6.15m x 3.58m)

With a rear elevation facing double glazed wood framed bay window, central lights, power points and a living flame log effect gas fire place with surround



WC and Shower Room

7 x 4'7 (2.13m x 1.40m)

Partially tiled and with Kardean style tiled flooring, three piece bathroom suite consisting of a glass screen enclosed thermostatic Aqualisa shower, low level WC and a wall hung hand wash basin. inset spot lights and a chrome heated towel rail.

First Floor Landing

3'10 x 12'4 (1.17m x 3.76m)

Access to all four bedrooms, bathroom and access to the loft.

Bedroom One

11'2 x 16'5 (3.40m x 5.00m)

With a rear facing UPVC double glazed window. Large semi-fitted wardrobes, ceiling coving, central ceiling light, bedside wall lights and power points.



Bedroom Two

11'2x 14'1 (3.40mx 4.29m)

With a front facing double glazed wood framed window. Semi-fitted wardrobes, central ceiling light and power points.

Bedroom Three

11x 10'10 (3.35mx 3.30m)

With a rear facing UPVC double glazed window. Semi-fitted wardrobes, wood effect laminate flooring, ceiling coving, central ceiling light and power points.

Bedroom Four

11x 6'10 (3.35mx 2.08m)

With a front facing double glazed wood framed window, fitted cupboard with shelves, ceiling coving, central ceiling light and power points.

Family Bathroom

6'10 x 6 (2.08m x 1.83m)

Fully tiled throughout, side facing window with privacy glass.

Contemporary Three piece bathroom suite comprising of tiled enclosed bath with thermostatic Aqualisa shower over and screen, low level WC, hand wash basin with fitted vanity unit, chrome heated towel rail and inset spot lights.



Double Garage

With an up and over door, power and lighting, access to house into the hallway.

Front Garden and Driveway

Large driveway with space for 2 vehicles, mainly laid to lawn, with pathway leading to the front and side entrances.

Rear Garden and Views

An large enclosed rear garden, mainly laid to lawn with plant and shrub borders, patio area outside the dining room



Alternative Views

