



pearson
ferrier®



4 ROCHDALE ROAD
Bury, BL0 0JX
£945 Per Calendar Month

4 ROCHDALE ROAD

Property at a glance

- AVAILABLE EARLY JANUARY 2026
- TWO BEDROOMS
- NEWLY REFURBISHED TO A HIGH STANDARD
- END STONE COTTAGE
- SOUGHT AFTER LOCATION
- GOOD M-WAY ACCESS
- PATIO GARDEN
- EPC RATING D
- COUNCIL TAX BAND B

Nestled in the charming village of Edenfield, this newly refurbished stone cottage on Rochdale Road presents a delightful opportunity for those seeking a blend of modern comfort and traditional character. With two well-proportioned bedrooms, this terraced property is perfect for small families, couples, or individuals looking for a serene retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character. The cottage has been thoughtfully updated, ensuring that it meets the needs of contemporary living while retaining its rustic charm.

The property boasts a well-appointed bathroom, designed with modern fixtures to provide a refreshing space. The enclosed rear yard offers a private outdoor area, perfect for enjoying a morning coffee or hosting summer barbecues.

Located in the heart of Edenfield, this cottage benefits from the village's vibrant community and convenient amenities. Residents can enjoy the picturesque surroundings, with local parks and scenic walks just a stone's throw away. The area is well-connected, providing easy access to nearby towns and cities, making it an ideal location for commuters.

ADDITIONAL INFORMATION:

The EPC rating is band D. Council tax band B.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

