



pearson  
ferrier®



4 WATER LANE  
Edenfield, BLO 0LU  
£1,395 Per Calendar Month

## 4 WATER LANE

### Property at a glance

- Detached property
- Four bedrooms
- Rear Garden
- Driveway
- Large dining/kitchen
- Open plan living

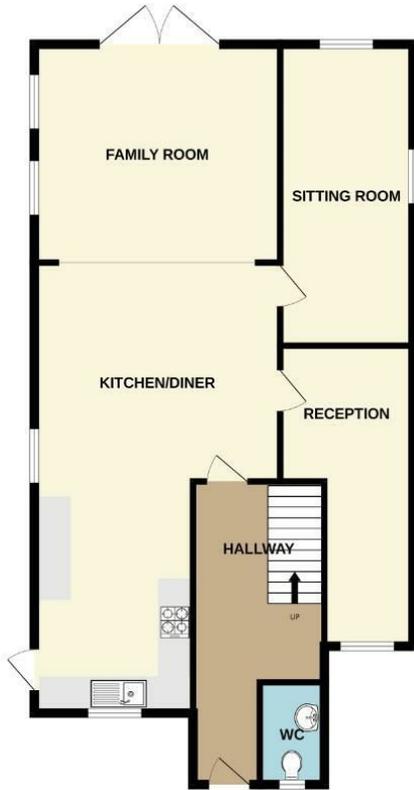
Water Lane, Edenfield is a well presented four bedroom detached property, located on this small development of four similar properties within easy reach of Edenfield village centre, Ramsbottom and all local transport links. The property benefits from gas fired central heating and is double glazed throughout, the accommodation briefly comprises; entrance wc/cloaks, large open plan living space with kitchen and dining space too. Bi folding doors lead to the rear garden. The fifth bedroom/or second reception room room is located just off the lounge as is the utility room. First floor, landing area, four bedrooms master with en suite, three piece family bathroom suite. Outside there is parking to the front and a generous rear garden and patio. available late October  
Council Tax: E  
EPC: C

A holding deposit equivalent to 1 weeks rent is required on application.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1) B			
(69-80) C				(B1-B2) C			
(55-68) D				(B1-B3) D			
(48-54) E				(B1-B4) E			
(35-47) F				(B1-B5) F			
(1-34) G				(B1-B6) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	77	England & Wales		EU Directive 2002/91/EC	1
			85				1

Ramsbottom Office  
 11 Bolton Street, Ramsbottom, BL0 9HU  
 Telephone: 01706 822630  
 Fax: #  
 Email: ramsbottom@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://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.