



pearson
ferrier®



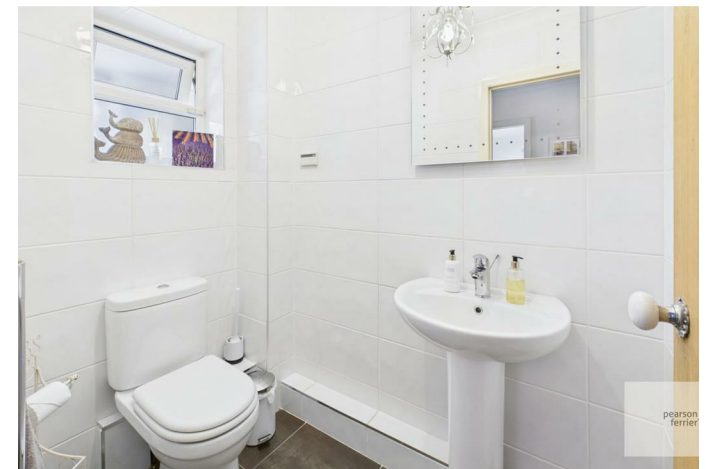
14 BURNSIDE
Edenfield, BL0 0LW
£375,000

14 BURNSIDE

Property at a glance

- modern detached house
- three double bedrooms
- head of cul-de-sac
- superbly presented
- large family kitchen
- superb south westerly gardens

Burnside, Edenfield is an immaculately presented and well maintained, three bedroom detached house, set in a generous plot with superb south westerly facing gardens offered with no onward chain. The house is a short drive to the motorway network, walking distance to local schools and easy reach of Ramsbottom and Rawtenstall town centres. The house is double glazed and warmed by gas fired central heating and the accommodation briefly comprises; entrance porch, entrance hall with guests wc/cloaks, living room, spacious open plan family kitchen with bi-folding doors leading out onto the paved patio, utility room with access into the garage and first floor, three double bedrooms and a four piece bathroom suite. Council Tax Band E/Leasehold Property 999 years unexpired term







Floor 0



Floor 1

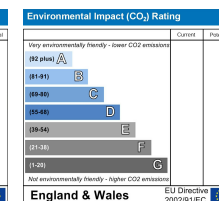
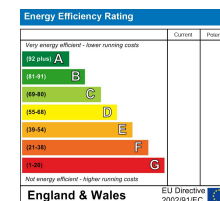
Approximate total area^m
121 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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