



pearson
ferrier



73 EDEN AVENUE
Ramsbottom, BL0 0LD
Offers Over £230,000

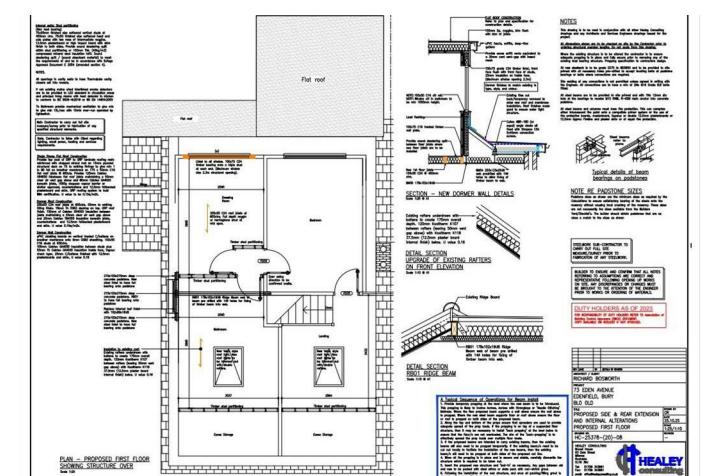
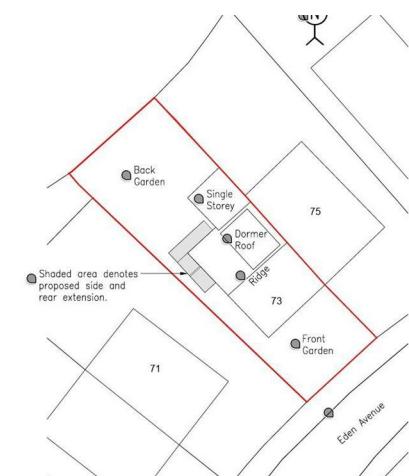
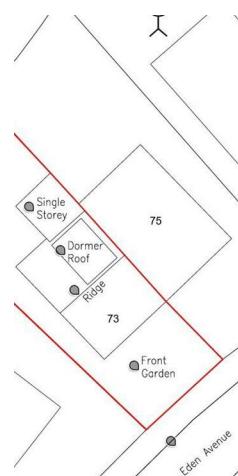
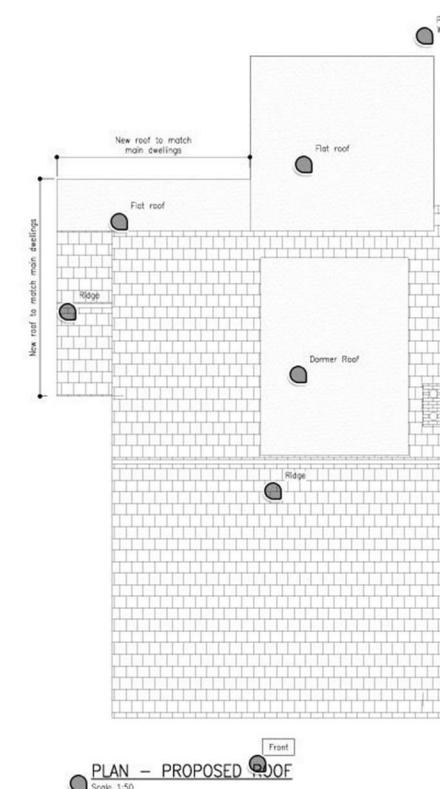
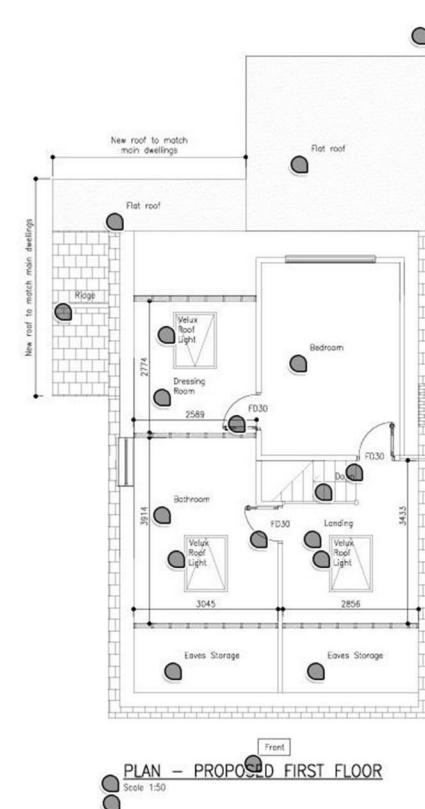
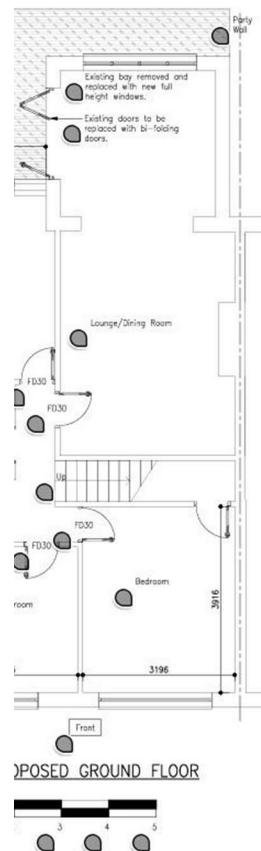
73 EDEN AVENUE

Property at a glance

- semi detached dormer property
- three bedrooms
- requires comprehensive scheme of refurbishment
- no onward chain
- popular location
- parking & gardens
- close to m-way network

Eden Avenue, Edenfield is a substantial, semi detached dormer property located in this popular residential area offered for sale with no onward chain and with views over neighbouring land. The house is within easy reach of the village centre and a short drive to the motorway network and nearby Ramsbottom and Rawtenstall town centres. The house has been partially stripped out and is need of a comprehensive scheme of refurbishment and has planning permission to be extended, the new layout is shown on the gallery of images, the present owners have carried out significant strengthening and rebuilding to the driveway retaining wall. The accommodation could comprise, entrance hall, large lounge & dining room, kitchen, two bedrooms and a bathroom, first floor main bedroom suite with dressing room and second bathroom. Outside there is a garden forecourt and a side driveway leading to rear gardens and patio area overlooking adjoining fields.

Council Tax Band D/Freehold property



GENERAL

1. All dimensions <
2. All levels are in
3. This drawing is
Healey Consulting
relevant Services
project.
4. Where any exist
it is the respon
to perform over
structural eleme





Approximate total area⁽¹⁾

123.7 m²

Reduced headroom

23.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential	
	(A plus) A	B	C	D
(E1-E4) E1-E4	B	C	D	80
(E5-E8) E5-E8	C	D	E	53
(E9-E12) E9-E12	D	E	F	
(E13-E16) E13-E16	E	F	G	
(E17-E20) E17-E20	F	G		

Very energy efficient - lower running costs	Current		Potential	
	(E2 plus) A	B	C	D
(E1-E4) E1-E4	B	C	D	
(E5-E8) E5-E8	C	D	E	
(E9-E12) E9-E12	D	E	F	
(E13-E16) E13-E16	E	F	G	
(E17-E20) E17-E20	F	G		

Not energy efficient - higher running costs

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(E5-E8) E5-E8

(E9-E12) E9-E12

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