



pearson
ferrier

pearson
ferrier®



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

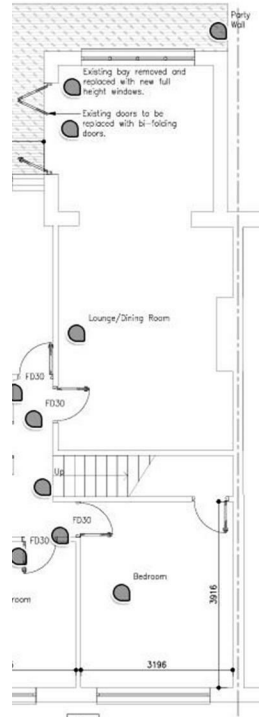
73 EDEN AVENUE

Property at a glance

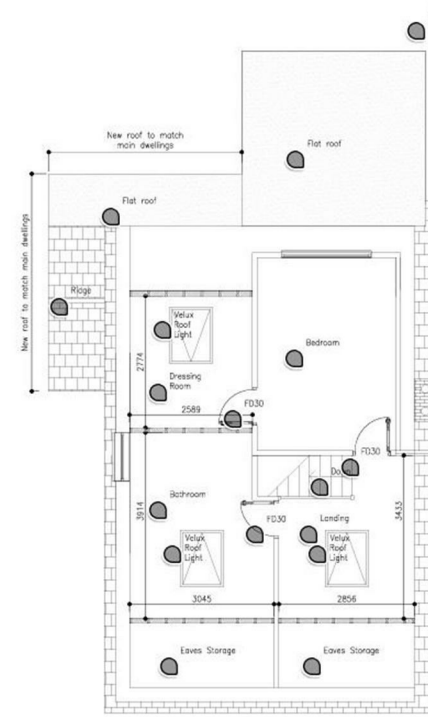
- semi detached dormer property
- three bedrooms
- requires comprehensive scheme of refurbishment
- no onward chain
- popular location
- parking & gardens
- close to m-way network

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

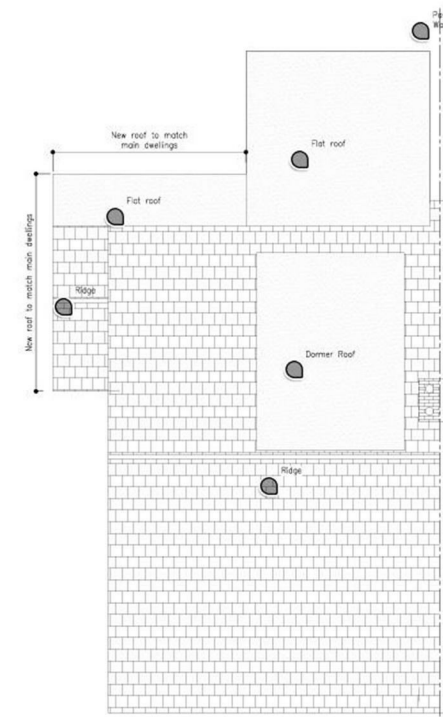


PROPOSED GROUND FLOOR



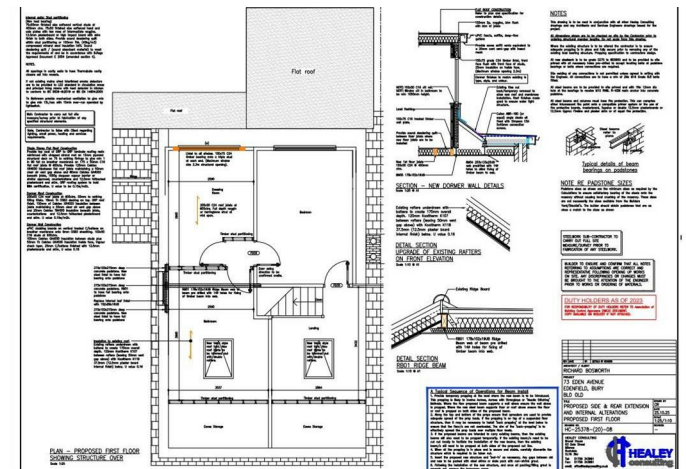
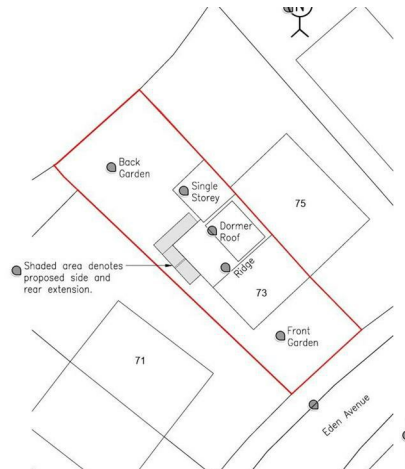
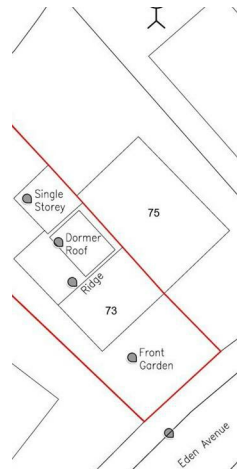
PLAN - PROPOSED FIRST FLOOR

Scale 1:50



PLAN - PROPOSED ROOF

Scale 1:50



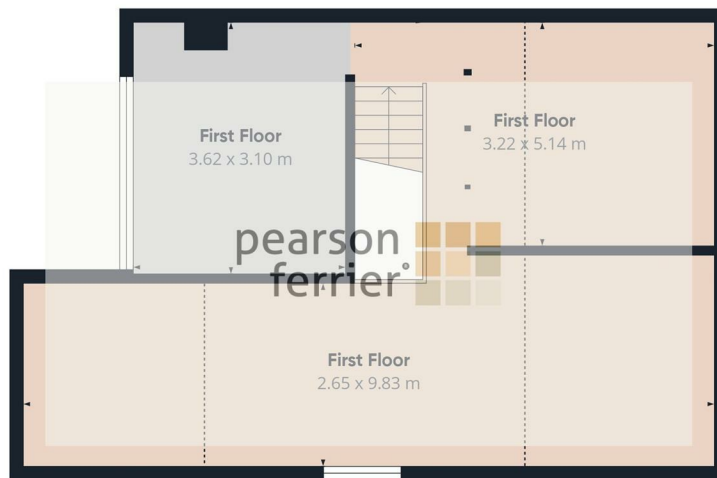
- GENERAL**
1. All dimensions are in meters.
 2. All levels are in meters above sea level.
 3. This drawing is for the purpose of the project only.
 4. Where any exist it is the responsibility of the client to ensure that the project is completed in accordance with the relevant building regulations.

PLANNING





Floor 0



Floor 1

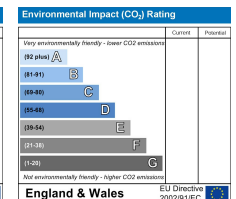
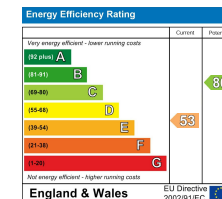
Approximate total area⁽¹⁾
123.7 m²
Reduced headroom
23.8 m²

(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.

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.