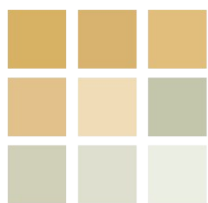




pearson
ferrier

pearson
ferrier®



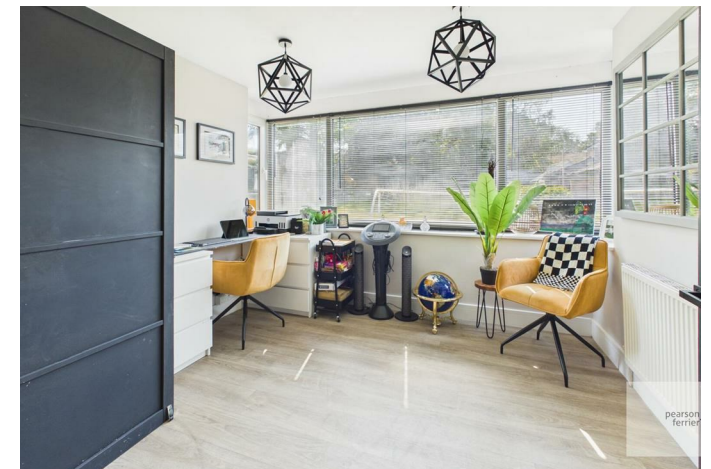
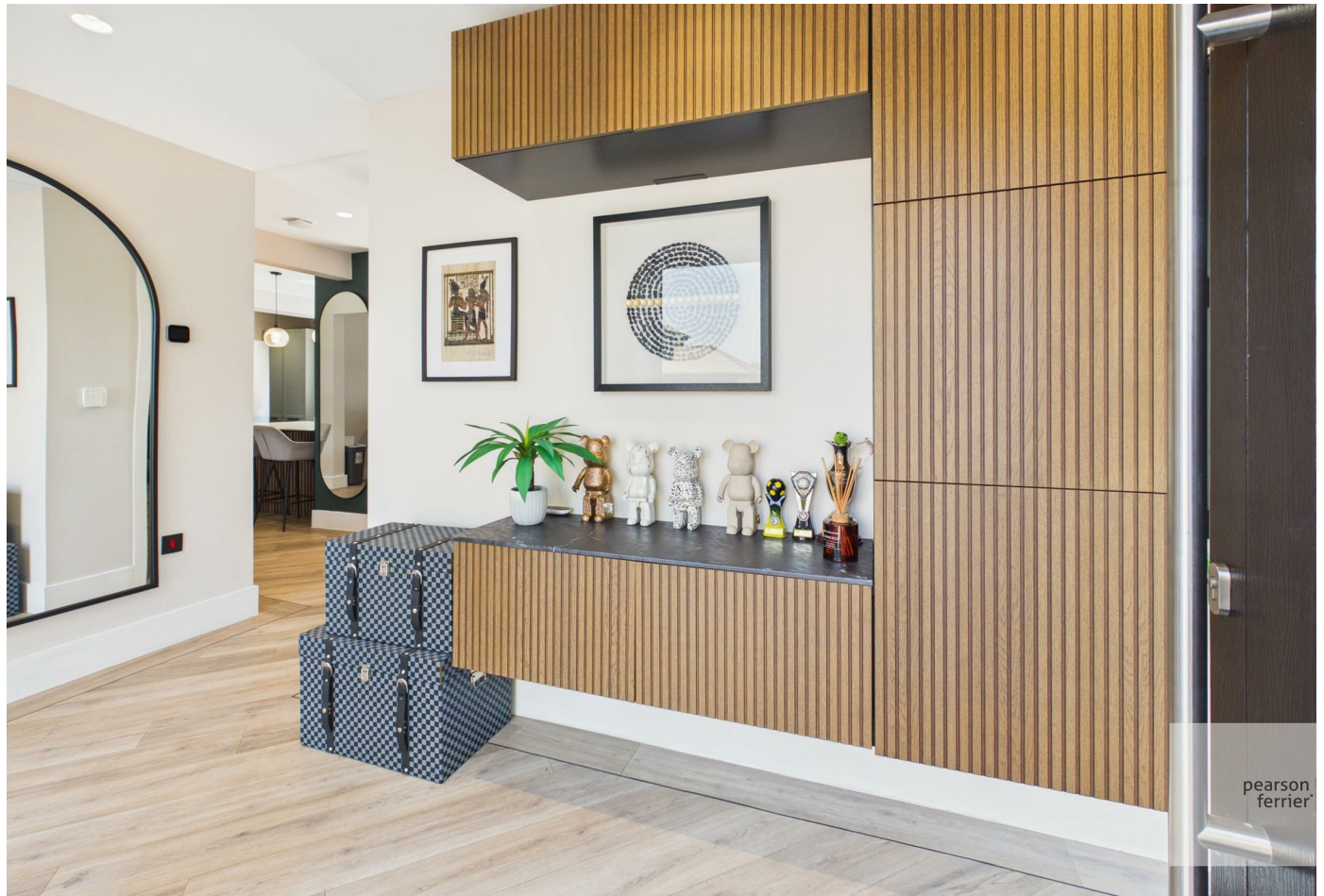
7 ESK AVENUE
Ramsbottom, BL0 0JA
£675,000

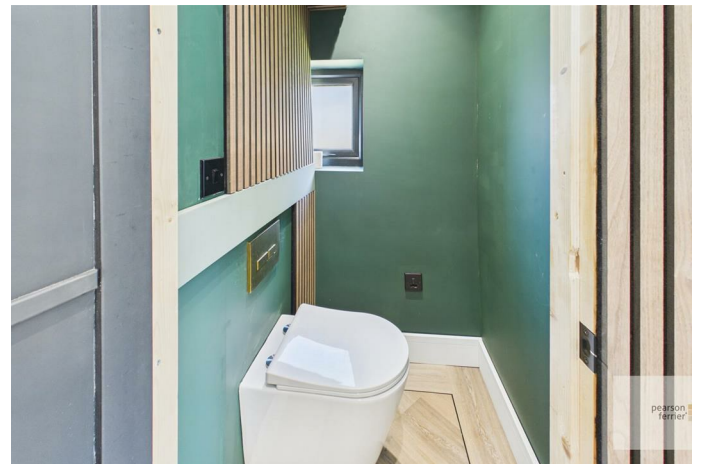
7 ESK AVENUE

Property at a glance

- stunning detached house
- three bedrooms
- large gardens
- stylish and contemporary interior
- ample parking
- no onward chain

Esk Avenue, Edenfield is a superbly presented and newly renovated, three bedroom detached house set in this small and select cul-de-sac on the outskirts of this highly regarded village setting. Set in large gardens and grounds the house has a stunning and stylishly presented contemporary interior. The house is offered for sale with no onward chain and is beautifully presented throughout. The accommodation briefly comprises; entrance vestibule opening through to an open plan kitchen and dining room with open trad stairs to the first floor, living room with partition to create a study area, first floor, three bedrooms the main with four piece ensuite bathroom/wet room and additional shower room. There is a large parking forecourt and to the rear a huge mostly lawned garden with patio and raised seating area, outside bar and detached garage. Council Tax Band E/Leasehold Property unexpired term of 999 years.







Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

112.7 m²

Reduced headroom

1.9 m²

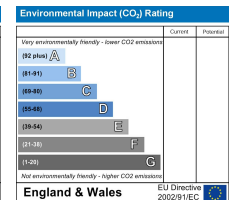
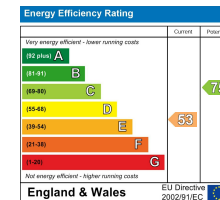
(1) Excluding balconies and terraces.

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.