



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Eden Avenue, Ednfield, Ramsbottom, Bury
- 3 Bedroom Semi-Detached Home With Further Scope
- 2 Ground Floor Bedrooms & Shower Room
- Well Presented Living Spaces Throughout
- Driveway Parking, Gardens To 3 Sides
- Generous Plot With Attractive Rear Outlook
- \*\*\* NO CHAIN DELAY \*\*\*
- Viewing Highly Recommended - Contact Us NOW To View

61, Eden Avenue, Bury, BL0 0LD

**£325,000**

61, Eden Avenue, Bury, BL0 0LD

\*\*\* NEW \*\*\* - 3 BEDROOM SEMI-DETACHED ON A GREAT PLOT & WITH FURTHER SCOPE - Well-Presented Throughout, Modern Kitchen & Shower Room, Lovely Gardens, Attractive Rear Outlook, Good Driveway Parking - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View - \*\*\* NO CHAIN DELAY \*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Eden Avenue, Edenfield, Ramsbottom, Bury is a 3 bedroom semi-detached home, set on a good plot with driveway parking and good garden areas to 3 sides too. Occupying a corner position, the property has attractive, wooded rear outlooks beyond its lawned and planted gardens. Inside, the property is well-presented and has modern neutral décor, with the Kitchen and Shower Room each being modern, while there is both bedroom and shower room space to the ground floor too. Offering further scope to add value in the upper floor, the property also has potential for additional value to be added here. Finally, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge with Under Stairs Store, Breakfast Kitchen, Dining Room / Bedroom 3, Bedroom 1, Shower Room. Off the first floor Landing are Bedroom 2, a further Potential Bedroom / Potential Bathroom / Large Store Room and 2x Eaves Stores off this area. Externally, to the front of the property is a paved forecourt garden while to the side and rear, there are good size lawned and planted gardens, a paved patio area and a lower rear garden too.

Situated in a great position with a wooded aspect to the rear and non-overlooked there too, the property is perfect for easy access to nearby motorway links, as well as great local amenities in Edenfield itself and of course, both Rawtenstall and Ramsbottom centres. Open countryside is easily accessed and public transport connections are also nearby, along with sought after local schools too.

Porch 5'11" x 3'1"

Hallway 11'0" x 9'0"

Lounge 15'3" x 11'11"

Breakfast Kitchen 10'4" x 8'5"

Bedroom 1 12'11" x 10'6"

Dining Room / Bed 3 9'11" x 10'0"

Shower Room 5'5" x 5'4"

Store

Landing

Bedroom 2 9'11" x 14'3"

Large Store Room / Potential Bedroom / Bathroom  
19'8" x 20'5"

Side Driveway

Rear Patio

Lower Garden

Side Garden

Agents Notes

Disclaimer

