



Farrow & Farrow

ESTATE & LETTING AGENTS



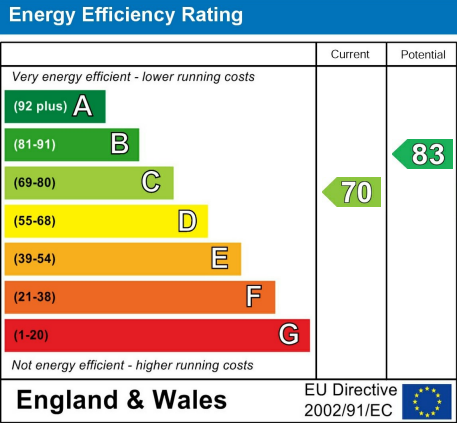
- Alderwood Grove, Edenfield, Bury, Lancashire
- 4 Bedroom, Executive Detached Family Home
- Beautifully Presented & High-Spec Throughout
- Lovely Gardens with Southerly Rear Aspect
- Generous Garage & Off Road Driveway Parking
- Great Location, Amenities & Transport Links Nearby
- VIEWING ESSENTIAL & AVAILABLE NOW!!!
- Contact Us To View - By Appointment Only

3, Alderwood Grove, Bury, BL0 0HQ

£500,000
Offers Over

3, Alderwood Grove, Bury, BL0 0HQ

A beautiful 4 bedroom detached family home in the heart of Edenfield, close to all village amenities and has exceptional presentation throughout. Generous family/living space opening to the superb rear garden, excellent views and southerly rear aspect, the property also has a generous garage and ample driveway parking too - VIEWING IN PERSON IS ESSENTIAL TO FULLY APRECIATE - Contact Our Rawtenstall Office Now To View, By Appointment Only.



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.

Alderwood Grove, Edenfield, Ramsbottom, Bury is a fantastic, 4 bedroom detached executive family home, upgraded and improved by the current owners and brought to the market with impeccable presentation throughout. With a full width, open plan living space arrangement to the rear, the property really makes the most of its gardens and lovely views out, not to mention its southerly facing rear aspect. Beautiful styling and décor are a real treat, while the good size family / entertaining space is a real bonus here. VIEWING IS HIGHLY RECOMMENDED here and available, by appointment only, through our Rawtenstall office.

This is a property which has really ben appointed to the highest standard, with a great range of exceptional elements and a high specification. The open plan Lounge has bi-folding doors out onto the rear patio and garden, while a feature contemporary log burner and engineered oak flooring add warmth and quality. The Breakfast Kitchen has Silestone worktops, a full suite of built-in Neff appliances including steam oven, microwave, fridge freezer, additional freezer and dishwasher, plus a Franke boil-tap too. Off the Master Bedroom, the En-Suite Shower Room features electric under floor heating, with a walk-in dual outlet shower and separate controls, while the Downstairs WC boasts Villeroy & Boch wall-hung WC and matching countertop basin, a thermostatic waterfall tap and natural applestone tiling. Finally, adding security and convenience, the garage is fitted with electrically operated up & over door provision.

Internally, this property briefly comprises: Entrance Hall with Store Room & Downstairs WC, open plan Lounge / Dining Room, Breakfast Kitchen. Off the first floor Landing with Store, are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, to both front and rear are lovely Gardens with a great view to the rear too, while the generous Garage is joined by ample off road Driveway Parking too, completing the picture here.

Located close to Edenfield centre, the property offers easy access to a range of sought after schools, while Rawtenstall and Ramsbottom are both easily reached and convenient transport connections including motorway links are also nearby. Open countryside, great amenities, lovely walks and stunning views are all close by too.



Hall 20'1" x 3'10"

Downstairs WC 4'3" x 7'0"

Open Plan Lounge/Dining Room 16'0" x 22'3"

Kitchen/Breakfast Room 14'4" x 10'11"

Under Stairs Store Room

Landing 12'3" x 10'11"

Bedroom 1 11'1" x 10'11"

En-suite Shower Room 5'2" x 8'2"

Bedroom 2 14'0" x 11'1"

Bedroom 3 11'1" x 10'11"

Bedroom 4 6'11" x 11'0"

Bathroom 5'10" x 7'5"

Store

Garage 16'5" x 16'6"

Front Driveway

Front Garden

Rear & Side Patio

Rear Garden

Agents Notes

Disclaimer F&C