



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Tawny Close, Edenfield, BL0 0GJ

### £2,750

A DELUXE FAMILY HOME ON A PRIVATE ESTATE

Offering an abundance of indoor and outdoor space, immaculate presentation and the highest quality finish, this exceptional four double bedroom detached property is being proudly welcomed to the market in the desirable location of Edenfield. Flowing internally with luxury and charm, open plan dining kitchen with the highest quality appliances and beautifully landscaped, low maintenance gardens, this idyllic property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Rochdale, Manchester and major motorway links. Benefitting from an integral garage, underfloor heating throughout the ground floor, the most bespoke finishing touches and solar panels installed, this property is perfect for any growing family looking for a high specification, luxurious home with money saving qualities.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and integral garage. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room and out to the rear through bi-folding doors and French doors. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving and artificial lawn. To the front there is a laid to lawn garden with a block paved driveway with access on to an integral garage.

For further information or to arrange a viewing please contact our Lettings branch at your earliest convenience.

# Tawny Close, Edenfield, BL0 0GJ

£2,750



- Exceptional Detached Property
- Open Plan Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating B
- Four Double Bedrooms
- Beautiful Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Solar Panels Installed
- Council Tax Band E

## Ground Floor

### Entrance Hall

17'9 x 5'0 (5.41m x 1.52m)

Composite double glazed frosted front door, spotlights, smoke detector, meter cupboard, Amtico flooring with underfloor heating, oak double doors to reception room, oak door to kitchen/dining area, garage, WC and stairs to first floor.

### Reception Room

16'9 x 11'7 (5.11m x 3.53m)

UPVC double glazed bay window, television point and Amtico flooring with underfloor heating.

### Garage

19'8 x 9'11 (5.99m x 3.02m)

Power, lighting, smoke detector and up and over garage door to front.

### WC

5'11 x 3'7 (1.80m x 1.09m)

Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, extractor fan, spotlights and tiled flooring.

### Kitchen/Dining Area

28'2 x 14'8 (8.59m x 4.47m)

Five Velux windows, range of wall and base units with marble effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated Neff electric oven, combi microwave and warming drawer, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, television point, spotlights, smoke detector, Amtico flooring with underfloor heating, oak door to utility, UPVC double glazed French doors to rear and UPVC double glazed bi-folding doors to rear.

### Utility

6'9 x 6'2 (2.06m x 1.88m)

Range of wall and base units, plumbing for washing machine, space for dryer, integrated Ideal Logic boiler, spotlights, extractor fan, smoke detector, Amtico flooring and composite double glazed frosted door to side elevation.

## First Floor

### Landing

17'2 x 7'0 (5.23m x 2.13m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke detector, loft access, oak doors to four bedrooms, family bathroom and storage cupboard with hot water tank.

### Bedroom One

15'1 x 11'7 (4.60m x 3.53m)

Central heating radiator, television point, oak door to en suite and UPVC double glazed leded French doors to Juliet balcony.

### En Suite

7'3 x 5'2 (2.21m x 1.57m)

UPVC double glazed frosted leded window, central heated towel rail, dual flush WC, vanity top wash basin with double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Two

14'0 x 10'7 (4.27m x 3.23m)

UPVC double glazed leded window, central heating radiator and television point.

### Bedroom Three

13'8 x 10'7 (4.17m x 3.23m)

UPVC double glazed leded window, central heating radiator, spotlights, Hammonds fully fitted dressing room and home office.

### Bedroom Four

9'11 x 8'8 (3.02m x 2.64m)

UPVC double glazed leded window and central heating radiator.

### Bathroom

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with artificial lawn, slate paving, power, lighting and water tap.

#### Front

Laid to lawn garden with bedding areas, block paved driveway and access to garage.

### Garage

19'8 x 9'11 (5.99m x 3.02m)

Power, lighting and up and over garage door.

