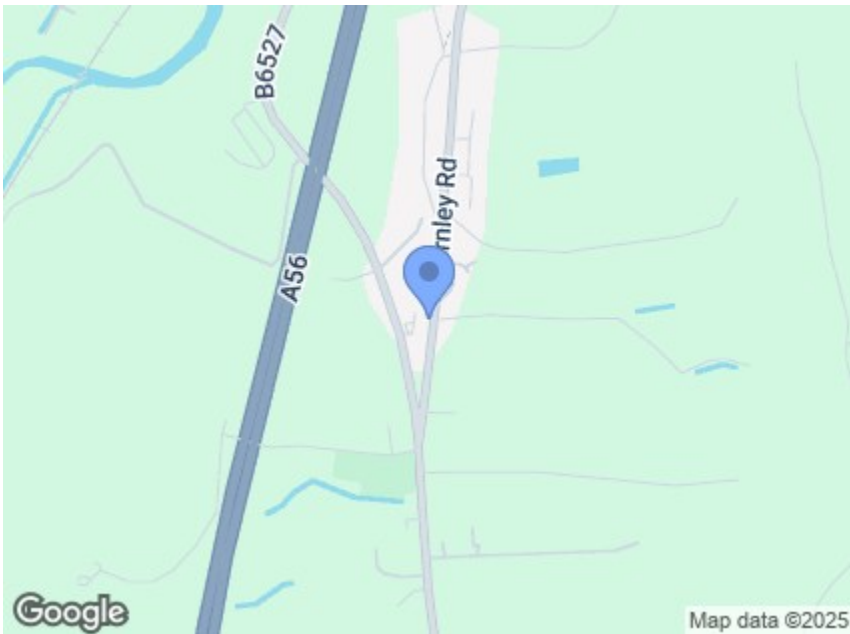
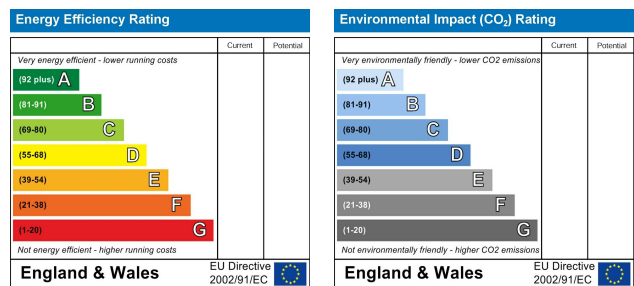


GROSS INTERNAL AREA  
TOTAL: 102 m<sup>2</sup>/1,102 sq ft  
GROUND FLOOR: 38 m<sup>2</sup>/409 sq ft, FIRST FLOOR: 38 m<sup>2</sup>/409 sq ft, SECOND FLOOR: 26 m<sup>2</sup>/284 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



### Directions

Postcode - BL0 0GF What three words -  
///loud.sums.locate



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.

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## 4 Spring Bank Burnley Road Edenfield, Bury, BL0 0GF

£350,000



- Beautifully presented four-bedroom, three-bathroom home in a desirable Edenfield location
- Bright lounge and modern open-plan kitchen/dining area with integrated appliances
- Downstairs WC, ample storage, off-road parking, and private rear garden
- Excellent local schools and transport links to Manchester and Bury, perfect for commuters
- Spacious layout across multiple levels, ideal for families or home working
- Principal bedroom with en-suite; additional bathrooms finished to a high standard
- Perfectly positioned in Edenfield, a picturesque village nestled in the heart of the Rossendale Valley
- Tenure - Leasehold, Council Tax - Rossendale band D, EPC - awaiting



# 4 Spring Bank Burnley Road

## Edenfield, Bury, BL0 0GF

Welcome to 4 Spring Bank, a beautifully presented four-bedroom, three-bathroom home situated in a highly desirable location on Burnley Road in Edenfield. This spacious and stylish property offers versatile living across multiple levels, making it ideal for growing families or those seeking extra space for home working or entertaining.

The ground floor features a welcoming entrance hallway leading to a bright and airy lounge, a modern open-plan kitchen and dining area with quality fittings and integrated appliances, and a convenient downstairs WC. Upstairs, the generous bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite, while the additional bathrooms are finished to a high standard. The home also boasts ample storage, off-road parking, and a well-maintained garden to the rear, offering a private and relaxing outdoor space.

The property is perfectly positioned in Edenfield, a picturesque village nestled in the heart of the Rossendale Valley, known for its beautiful countryside surroundings and strong sense of community. Edenfield offers a peaceful, semi-rural lifestyle while still being conveniently close to local amenities, including nearby shops, cosy cafés, and traditional pubs. The area is well-served by excellent local schools and boasts great transport links to Manchester, Bury, and beyond, making it a fantastic choice for both commuters and families. With access to scenic walks, outdoor activities, and a friendly, welcoming atmosphere, Edenfield is a hidden gem and a desirable place to call home in the North West.

### Hallway

6'5 x 15'3 (1.96m x 4.65m)  
Composite front entrance door, herring bone solid wood flooring, power points, access to downstairs WC and kitchen, stairs to the first floor

### Living Room

8'11 x 15'3 (2.72m x 4.65m)  
With a front facing uPVC double glazed window, feature media wall with inset electric fireplace, radiator, TV point, power point and a central ceiling light.



### Kitchen Diner

15'10 x 9'11 (4.83m x 3.02m)  
Rear facing uPVC window, tiled flooring, radiator, power points, range of wall and base units with a contrasting work surface and breakfast bar, inset sink with drainer and mixer tap, built in electric oven, gas hob with extractor hood, space for a fridge freezer and plumbing for a dishwasher and washing machine, inset ceiling spot lights.



### Downstairs WC

The bathroom contains a WC and a hand wash basin

### First Floor Landing

6'1 x 16 (1.85m x 4.88m)

### Bedroom Two

9'5 x 12'1 (2.87m x 3.68m)  
With front uPVC windows, wall panelling, radiator, central ceiling light and power points



### Bedroom Three

8'9 x 9'4 (2.67m x 2.84m)  
With a rear uPVC windows, radiator, central ceiling light and power points



### Bedroom Four

6'8 x 9'4 (2.03m x 2.84m)  
With a rear uPVC windows, radiator, central ceiling light and power points



### Bathroom

5'6 x 5'7 (1.68m x 1.70m)  
Partially tiled, radiator, three piece bathroom suite consisting of a panel enclosed bath, low flush WC, and a hand wash basin.



### Second Floor

### Bedroom One

12'5 x 20'11 (3.78m x 6.38m)  
With uPVC windows to the front and rear aspect, fitted wardrobes, radiator, central ceiling light and power points. Access to the en-suite



### En-suite

3'8 x 7'11 (1.12m x 2.41m)  
Three piece bathroom suite consisting of a walk in shower with an overhead rainfall thermostatic shower, low flush WC, and a hand wash basin with vanity.



### Rear Garden

Enclosed garden with decked patio area and artificial lawn, stunning views



### Garage

With an up and over garage door, with power points and an outdoor water tap.

