

SPRING VALE  
EDGORTH



## Looking for a 2-bedroom modern penthouse apartment in Edgworth?

Welcome to No. 12 Spring Vale, a second floor penthouse perfectly tailored for contemporary living, nestled snugly in the Edgworth hillside.

Set within a modern stone development it proudly stands amidst the picturesque landscape, offering breath-taking views of the countryside to the front.

Make use of the assigned parking in the carpark and then head towards either the front or rear intercom entrance doors.





Enter, and you'll step into a finely appointed interior. The welcoming entrance hallway embraces you with its neutral hues and vinyl flooring, creating an atmosphere of comfort and sophistication.

Situated at the front corner of the apartment is an open-plan living area and kitchen diner, adorned with four windows offering captivating views of the lush countryside. Neutral carpeting and pristine white walls contribute to a fresh, airy ambiance.







On one side, a transition to herringbone luxury vinyl flooring distinguishes the cooking and lounging zones. The contemporary kitchen boasts sleek walnut units, complemented by a breakfast bar featuring a curved edge and white countertops. Integrated appliances include an electric oven, halogen hob with a striking stainless steel extractor above, along with a fridge, freezer, and dishwasher. Recessed spotlighting and under-cabinet lighting accentuate the space, adding both functionality and style.





The main bedroom comes complete with fitted wardrobes with sliding doors for practical storage solutions. Its ensuite shower room offers a luxurious retreat, featuring a WC, wall-hung washbasin, and a shower with a sleek glazed enclosure. Enhancing its functionality, there's an inset mirror above the sink and WC, along with a heated towel rail for added comfort. The walls are tiled for a refined finish, complemented by a darker tiled floor, adding a touch of sophistication.







Additionally, the second double bedroom features built-in wardrobes flanking the fitted headboard, illuminated by recessed spotlights within the overhead panel.

Completing the living space is a contemporary bathroom suite, adorned with neutral tiling accented by a striking chocolate brown tile focal point surrounding the bath. This space offers a tranquil retreat for relaxation, complete with a WC, wall-hung washbasin with an inset mirror above, and tiled-in bath for added convenience.

## STEP OUTSIDE

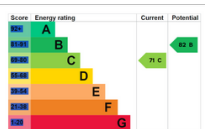
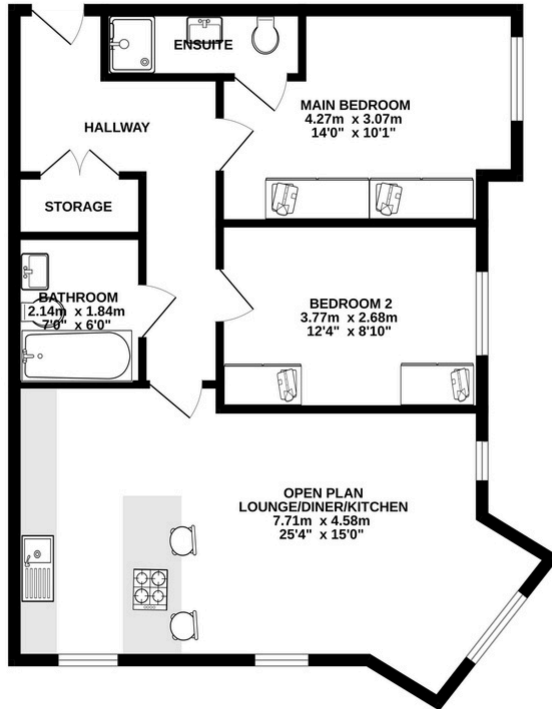
When you're not enjoying the scenic views from the apartment, venture outside into the tranquil haven of the outdoors.

Outside, the property boasts allocated parking, providing convenience for residents, supplemented by additional visitor parking spaces, ensuring that guests feel welcome.

Overall, this penthouse apartment offers a harmonious blend of modern living and natural beauty, providing a peaceful retreat within a vibrant village community.



**SECOND FLOOR PENTHOUSE**  
65.5 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA: 65.5 sq.m. (705 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# OUT AND ABOUT

Step outside and into the countryside, with walks aplenty to be enjoyed from the doorstep.

The stunning Wayoh Reservoir is only a short walk away. Or head through the public footpaths and woodland walk towards the Cricket Club and Barlow Institute.

Take a stroll and enjoy the amenities on offer on your doorstep: Holdens Ice Cream parlour is the perfect weekend treat for children. The Hideaway Café is also perfect for brunch and coffee.

Pick up your ingredients for dinner from Whiteheads Butchers and the Edgworth Deli, a family run, award winning establishment located along Blackburn Road.

Families are well placed close to nearby Edgworth C Of E Primary School, a short walk away, whilst Turton High School is only a ten-minute drive away.

For commuting, you are only ten minutes' drive from Entwistle or Bromley Cross Train Stations with links to Clitheroe and Manchester and all the links beyond. There is also easy access to the M65 motorway network.

## FEATURES:

- Spacious Second Floor Penthouse Apartment
- Beautifully Presented Throughout
- Exclusive Development In Edgworth
- Fabulous Countryside Views
- Two Fitted Double Bedrooms
- En suite shower room
- Allocated Car Parking No. 12

- Intercom Entry
- Sought After Village Location
- EPC Rated: C
- Council Tax Band: B
- **Tenure: Leasehold ??? years Left, £???/p/a**
- **Service Charge: at £169.53 PCM**
- No Chain

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