

296
BLACKBURN ROAD

EDGORTH

Looking for a 4-Bedroom Bungalow in Edgworth?

Nestled in an elevated position off Blackburn Road, discover this charming 4-bedroom link-detached bungalow in Edgworth. Backing onto picturesque scenery, this home holds great potential for further enhancement while being well-presented and maintained, making it move-in ready.

Boasting breathtaking hilly views from both the front and rear, this bungalow is not overlooked, offering a sense of privacy and tranquillity. Fringed by lush green fields, Number 296 enjoys a prominent position in the highly desirable village of Edgworth.

The property is set well back from the road, featuring a generously sized, neatly manicured driveway with ample parking for three cars ahead of the garage, whilst guest parking you can add space for another two vehicles at the bottom.

This home combines the perfect blend of potential for personalisation and immediate liveability in a stunning rural setting.







Step into the outer through porch, which connects the main house to the garage. This bright and airy space features tiled flooring and a glazed door with panels leading to the rear garden.

A glazed timber door with a glazed side panel welcomes you into the hallway, light bright and neutrally decorated.







To the left, enter the spacious living room where a large picture window frames stunning views of the front garden and countryside across the road. The room is centred around an ornamental stone fireplace with an electric fire, and there is ample space for a dining table. The neutral décor complements the timber open-tread staircase leading to the first floor. A further glazed door loops around into the inner hallway, providing access to three of the four bedrooms.

A WARM WELCOME





DINING DELIGHTS

At the rear, the breakfast kitchen boasts another large picture window with views of the rolling hills. The kitchen features wall and base units, a timber effect worktop, an integrated oven, a 4-ring halogen hob with an extractor hood above, stainless steel sink and a half with drainer, space for a freestanding fridge/freezer, and plumbing for a dishwasher.





A glazed door from the kitchen leads to the utility room, equipped with plumbing for a washer and tumble dryer and a door to the rear garden.

Continue from the kitchen or lounge into the inner hallway, where plenty built-in storage is ideal for extra coats, boots, or cleaning equipment, with more storage cupboards above.





At the front of the home, the main bedroom includes built-in wardrobes with a fitted dressing table in between.





Bedrooms two and three offer picturesque views of the countryside and the rear garden, creating a serene and relaxing environment. Bedroom two is generously sized, comfortably accommodating a double bed and additional furniture, making it perfect for a couple or guests. Bedroom three, while smaller, is a well-proportioned single room. This versatile space is ideal for various uses, such as a home office for remote work, a cosy study, or even a separate dining room to suit your needs.





The ground floor features a bathroom with a pedestal sink and a bathtub with an overhead shower, adorned with white tiling. Adjacent to this is a separate WC, which can be easily converted into a single, larger bathroom.

Returning to the lounge, follow the open-tread staircase to the first floor where the fourth bedroom, a double, awaits with two windows offering views of the countryside.

Opposite, there is a boarded loft storage area that houses the water tank, which could be converted into a fifth bedroom with potential for an ensuite and balcony.

The boiler is situated in the garage, and the property is equipped with gas central heating and UPVC double glazing.



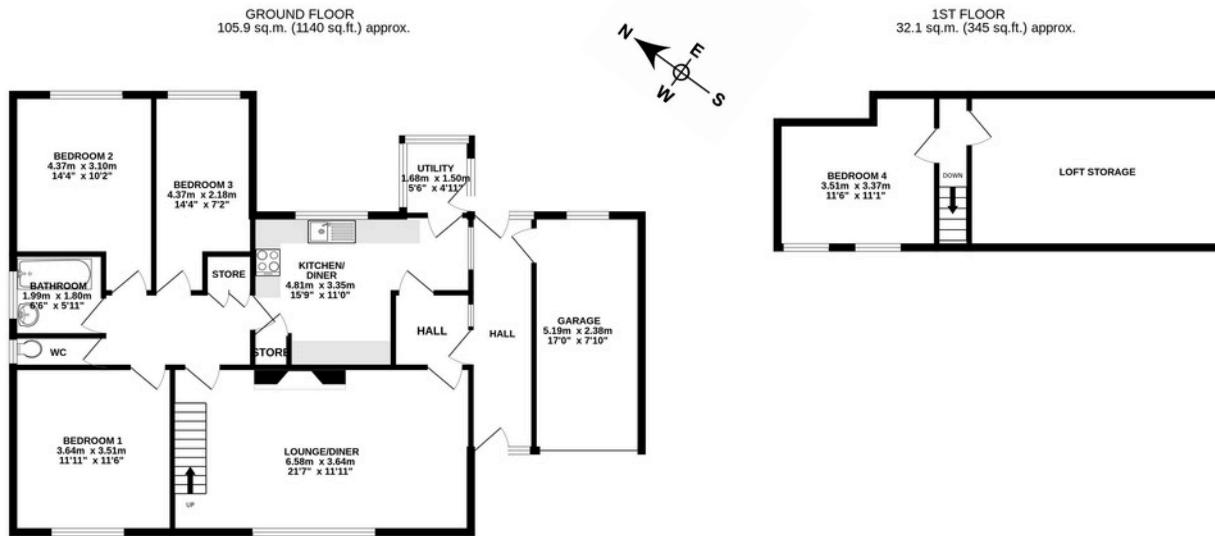
GARDEN DELIGHTS



Outside, the charming garden enhances the appeal of 296 Blackburn Road as a delightful place to enjoy the outdoors. The rear garden features uninterrupted countryside views, a neat lawn, flourishing plant bed borders, and a timber fence surround, making it perfect for pets and children.







TOTAL FLOOR AREA : 137.9 sq.m. (1,485 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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IN THE VILLAGE

Step outside to the heart of the countryside, with walking trails right from your doorstep. A short walk down Hob Lane leads to the stunning Wayoh and Entwistle Reservoirs, perfect for scenic hikes and wildlife watching.

For a treat, visit Holdens Ice Cream Parlour or the nearby Hideaway Café for brunch or coffee. Edgworth offers a vibrant community with dining options like The White Horse, The Black Bull, and Cuggini's at the Edgworth Cricket Club. The Strawbury Duck at Entwistle is another favourite.

For fresh ingredients, Whiteheads Butchers and Edgworth Deli on Blackburn Road provide high-quality local produce. Families will appreciate the proximity to Turton Edgworth C of E Primary School and the property is accessible to several secondary schools, including Turton High, Canon Slade, Bury Grammar, and Darwen Vale, with school buses supplied.

Commuters can easily access Entwistle station, just a short walk away, with connections to Bolton, Manchester, Blackburn, Clitheroe, and the Ribble Valley.

FEATURES:

- Link-Detached Dormer Bungalow
- Open Countryside Views To Front & Rear
- Four Bedrooms
- Lounge/ Diner
- Breakfast Kitchen with Separate Utility
- One Bathroom
- Driveway Parking For Three Cars
- Garage
- Front & Rear Gardens
- Close To Local Amenities
- Tenure: Freehold
- **EPC Rated: TBC**
- Council Tax Band: D
- No Upward Chain



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