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SPRING VALE  
EDGWORTH



## Searching for a modern 2-bedroom ground-floor apartment in Edgworth?

Introducing No. 1 Spring Vale, a stylish ground-floor residence designed for contemporary living, tucked away in the scenic Edgworth hillside.

Part of a modern stone development, this apartment enjoys a prime location with stunning countryside views.

Take advantage of the allocated parking space and access the apartment through either the front or rear intercom entrance.







Step into the apartment and you'll find a move-in ready, neutrally decorated space with white walls and soft neutral carpeting throughout, creating a welcoming atmosphere of comfort and elegance.

Straight ahead is the open-plan living and kitchen area, where French doors form a Juliet balcony, offering stunning views of the lush countryside. The light, airy décor enhances the space, featuring a modern wall-mounted electric fireplace, perfect for arranging your furniture around. On the opposite side, creamy tiled flooring defines the kitchen area from the lounge, adding a subtle transition between the two.











The contemporary kitchen showcases sleek beech-style units, paired with a black worktop, stainless steel sink with drainer, and a green mosaic splashback. A matching breakfast bar, seating two, adds a practical touch. Integrated appliances include an electric oven, halogen hob with stainless steel extractor, fridge, freezer, and dishwasher. Recessed spotlights and under-cabinet lighting enhance both the style and functionality of the kitchen.





Off the hallway, a convenient laundry cupboard houses both the washing machine and water tank.

The main bedroom features fitted wardrobes with sliding doors, providing practical storage solutions.

Its ensuite shower room offers a luxurious retreat with a WC, wall-hung washbasin, and a sleek shower enclosed in glass. For added functionality, there's an inset mirror above the sink and WC, as well as a heated towel rail for extra comfort. The tiled walls and flooring lend a refined, polished finish.







Next door, the second double bedroom boasts built-in wardrobes with sliding mirrored doors and a window overlooking the front aspect.

Completing the interior is a contemporary bathroom suite, beautifully finished with neutral tiling and a striking chocolate-brown tile feature around the bath. This serene space is perfect for relaxation, featuring a WC, wall-hung washbasin with an inset mirror above, and a tiled-in bath for added convenience.

## STEP OUTSIDE

When you're not admiring the scenic views from inside, step outside to enjoy the serene beauty of the surroundings.

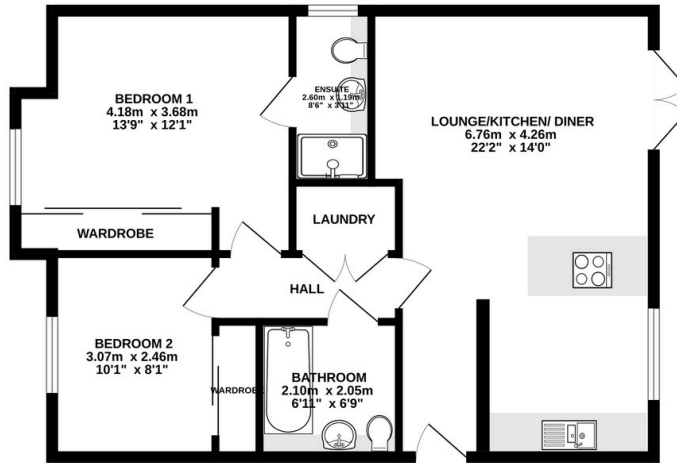
The property includes allocated parking for residents, along with extra visitor parking spaces to ensure guests feel welcome and accommodated.

In summary, this ground-floor apartment seamlessly combines modern living with the tranquillity of nature, offering a peaceful retreat within the vibrant village community.





**GROUND FLOOR**  
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA: 62.3 sq.m. (670 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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**FEATURES:**

- Spacious Ground Floor Apartment
- Beautifully Presented Throughout
- Exclusive Development In Edgworth
- Fabulous Countryside Views
- Two Double Bedrooms
- En suite shower room
- Allocated Car Parking
- Sought After Village Location
- Intercom Entry
- Communal Gardens
- EPC Rated: D
- Council Tax Band: B
- Tenure: Leasehold
- Lease term 125 years from January 2008 (117 years remaining).
- Ground rent £125 per year
- Service charge £141.35 per month
- No Chain

# OUT AND ABOUT

Step outside and embrace the countryside, with numerous walking trails right on your doorstep.

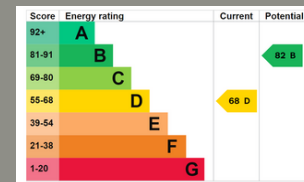
A short stroll takes you to the beautiful Wayoh Reservoir, or you can explore the public footpaths and woodland walks leading to the Cricket Club and Barlow Institute.

Enjoy the local amenities just moments away: Holdens Ice Cream Parlour offers a delightful weekend treat, while The Hideaway Café is ideal for brunch or coffee.

For dinner essentials, visit Whiteheads Butchers or the award-winning Edgworth Deli, a family-run gem on Blackburn Road.

Families will appreciate the proximity to Edgworth C of E Primary School, just a short walk away, with Turton High School a convenient ten-minute drive.

For commuters, Entwistle and Bromley Cross train stations are both a ten-minute drive, offering connections to Clitheroe, Manchester, and beyond, with easy access to the M65 motorway.



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