









Blackburn Road, Edenfield, BLO OGF

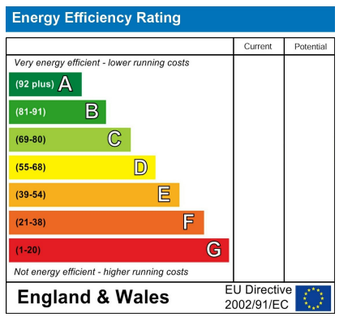
£480,000

FOUR BED DETACHED FAMILY HOME WITH GARDEN

Windle sits at the heart of Edenfield, offering that rare blend of countryside calm and everyday convenience. This modern collection of homes feels rooted in the village's character - surrounded by rolling hills, close-knit community life and the easy rhythm of rural living - yet perfectly placed for quick links to Bury, Ramsbottom and Manchester. It's a setting that suits families, commuters and anyone ready to slow the pace without losing the practicalities that matter.

This beautifully proportioned 1,300 sq ft property has been thoughtfully designed for modern family living and comes with flooring fitted throughout and window blinds. At its heart sits a generous kitchen complete with a breakfast bar - the perfect hub for everything from busy weekday mornings to relaxed weekend hosting. A warm, inviting lounge offers a calm retreat at the end of the day, creating a balance of sociable and private spaces.

Practicality is built into the layout, with a cleverly combined "lootility" on the ground floor that maximises space while keeping everyday essentials neatly tucked away. Upstairs, four well-sized bedrooms provide room for every member of the household, including a master bedroom with its own ensuite for added comfort and privacy. A contemporary family bathroom completes the first floor, ensuring the home works effortlessly for growing families and busy routines.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Small Exclusive Development
- Future Build Ready
- Fully Integrated Kitchen with High Specification Appliances
- Air Source Heat Pump
- Waste Water Heat Recovery
- Higher Ceilings compared to other New Homes
- Open Plan Scandi Style Living
- Shed
- Triple Glazed Windows
- Tenure Freehold

Ground Floor

Kitchen
20'2" x 12'11" (6.165 x 3.955)

Lounge
16'8" x 13'0" (5.104 x 3.977)

Lootility
11'9" x 5'11" (3.602 x 1.805)

First Floor

Bedroom 1
12'3" x 14'8" (3.749 x 4.476)

Ensuite
7'0" x 4'7" (2.147 x 1.415)

Bedroom 2
9'3" x 13'0" (2.824 x 3.967)

Bedroom 3
7'7" x 14'8" (2.327 x 4.476)

Bedroom 4
10'7" x 9'5" (3.240 x 2.888)

Bathroom
7'0" x 6'3" (2.147 x 1.925)










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