



# RESIDE

BOLTON



Windle Blackburn Road  
Edenfield, Ramsbottom, Bury, BL0 0GY

**Asking Price £580,000**



## Windle Blackburn Road

Edenfield, Ramsbottom, Bury, BL0 0GY

At 1,620 square feet, this stunning four-bedroom home is designed for modern family living. The symmetrical frontage adds a timeless charm, while thoughtful features like a separate downstairs toilet and utility room – ideal as a boot room for post-countryside walks – add practicality. With two lounges, one offers the perfect space for a playroom or home office, giving you flexibility to suit your lifestyle.

The master bedroom boasts a luxurious walk-in wardrobe, complementing three additional well-sized bedrooms. Natural light flows throughout the home, and its functional yet stylish layout provides the perfect setting for family life or entertaining friends. A home crafted for comfort, convenience, and style.

Symmetrical front design

Separate downstairs toilet and utility room/boot room  
Two lounges, with flexibility for a playroom or office

\*Please note, images are for marketing purposes only.



### Windle by Northstone

Set in the heart of Edenfield, Windle is an exclusive collection of modern homes in a charming village setting just off Blackburn Road. Surrounded by rolling hills and scenic countryside, yet with easy access to Bury, Ramsbottom, and Manchester, Windle offers the best of both worlds—peaceful rural living with excellent connectivity.

Perfect for families, commuters, and anyone seeking a slower pace without sacrificing convenience, these well-designed homes feature spacious interiors, flexible living spaces, and generous gardens. Whether you're working from home, hosting friends, or exploring the nearby moors and woodlands, Windle is a place where you can truly feel at home.

With great local schools, independent shops, and welcoming pubs all close by, Edenfield offers a strong sense of community—making Windle more than just a place to live, but a lifestyle to enjoy.





### Internal

Extending to 1,620 sq ft, this well-designed four-bedroom home offers a refined blend of space and functionality. At its heart is a contemporary kitchen with British-made cabinetry, integrated appliances, a 40mm laminate worktop with inset sink, and a high-spec Haier induction hob and ovens (in selected homes), with options to personalise finishes.

Two versatile reception rooms provide flexible living space, ideal for a home office, playroom, or additional lounge. A downstairs WC and separate utility room add everyday practicality, while natural light enhances the bright, welcoming interior.

Upstairs, the principal bedroom features a spacious walk-in wardrobe, complemented by three further well-proportioned bedrooms, creating a comfortable and stylish home suited to modern family living.

### External

3 parking spaces

Large turfed gardens

Pedestrian led streets making playing out for children safer

- Walk in wardrobe & en-suite to master bedroom
- 4 spacious double bedrooms
- Open plan living
- High ceilings
- Triple glazed windows
- Freehold
- 10 year NHBC Warranty
- EPC rating A
- Air source heat pumps & EV charger
- Car Port

## Floor Plan



## Viewing

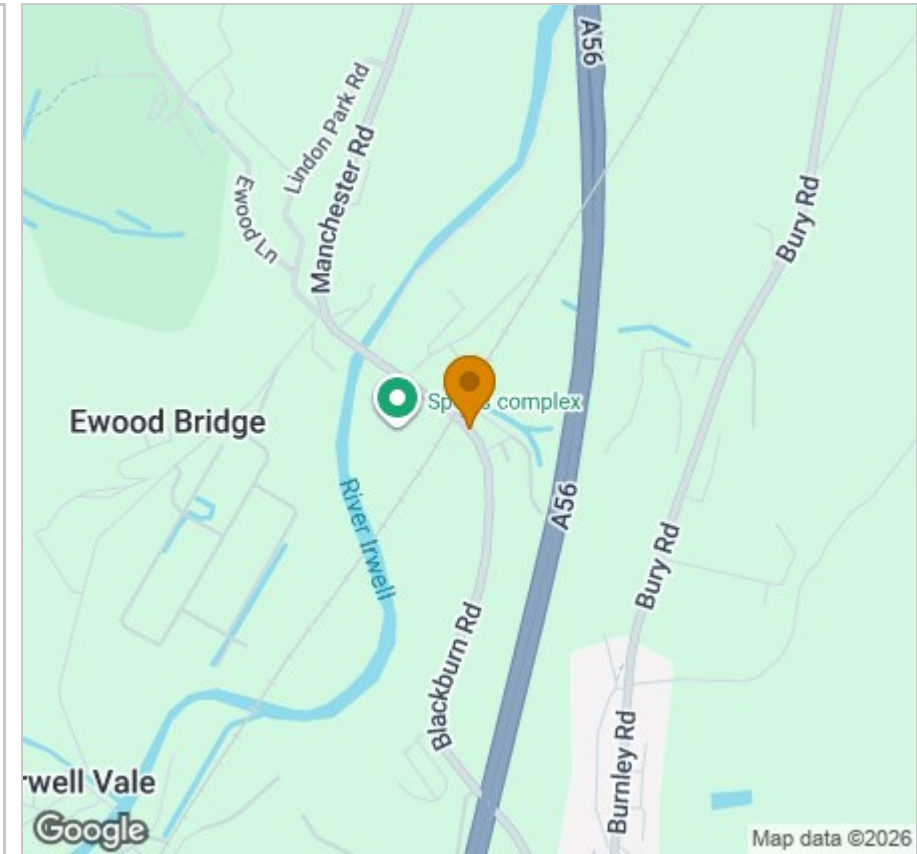
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

