



RESIDE

BOLTON



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

Offers In The Region Of £480,000



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At 1,300 square feet, this spacious four-bedroom home is designed with modern family living in mind. The heart of the home is a large kitchen with a breakfast bar, perfect for everything from quick breakfasts to hosting guests. A cozy lounge offers a welcoming space to unwind at the end of the day.

On the ground floor, the smartly combined 'lootility' – a utility room and toilet – provides practicality and maximizes the use of space. Upstairs, four well-sized bedrooms ensure plenty of room for everyone, including a master with its own ensuite for added comfort and privacy. A family bathroom completes the first floor, making it ideal for busy households.

3 parking spaces
large turfed gardens
Pedestrian led streets making playing out for children safer.

*Please note, images are for marketing purposes only.

Windle by Northstone

Windle on Blackburn Road, Edenfield, offers an exceptional collection of 50 Scandinavian-style open-plan homes designed for modern living. With homes ranging from 2 to 5 bedrooms, perfect for a variety of lifestyles, featuring higher ceilings and floor-to-ceiling windows that flood each space with natural light, create a bright and airy atmosphere. Our homes at Windle built with Northstone's signature style inside, and Edenfield's character on the outside.

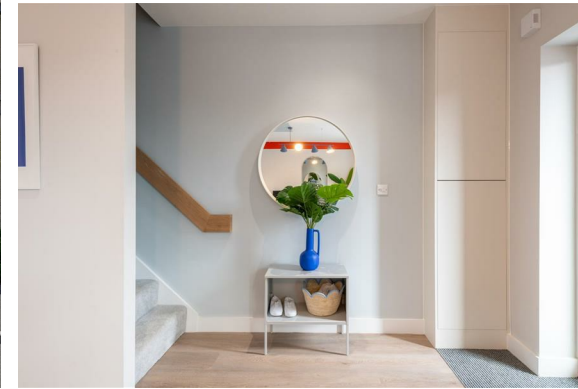
Specifications

Energy

- Photo Voltaic panels to roof areadraft
- Argon filled, Low-E glass uPVC triple glazed windows for thermal performance
- Energy efficient lighting throughout
- 'Showersave' system to mains shower that reuses heat from the waste water
- Ideal Logic boiler. Thermastore cylinder to 1760+ house types
- Hive Mini smart dual zone heating controls

Kitchen

- Kitchens by Roundel from the Croft range
- Square edge 40mm laminate worksurface with matching upstand
- 20mm Silestone worksurface with matching upstand to 1620+ house types
- Stainless steel 1.5 bowl sink
- Pennisular island to 1164, 1385, 1835 & 2105 house types
- Haier/Hoover integrated appliances including:
 - Haier electric oven with built-in Airfryer
 - Haier induction hob
 - Hoover Integrated Fridge/Freezer
 - Hoover Integrated Dishwasher to 4/5 beds as standard (2/3 bed optional)
- Integrated hood





Bathrooms & En-suites

- Vitra sanitaryware from the S20 range
- Kohler Mira thermostatic showers to Bathrooms and En-suites
- Porcelanosa half-height wall tiling to all sanitaryware walls
- Porcelanosa full height wall tiling to 1620+ house types
- Rhofer Rhodes 'Reflect' mirrored wall vanity cupboards
- Rhofer Rhodes Vanity unit / wash hand basin to 1620+ house types
- Integrated mirrors above WHB to 1620+ house types

Electrical

- Recessed fire rated downlighters to bathrooms
- Recessed fire rated downlighters to kitchens
- Pendant lighting to living areas and bedrooms
- External light to porch and rear elevation
- Data cabling to data point in lounge and bedroom one
- Pulse hyper-fast fibre connectivity from Day One
- Mains powered smoke and heat alarms, carbon monoxide detector
- Deta 7.4kW EV charger

Decoration & Finishes

- Open plan living with tall ceilings to ground floors
- 44mm White finished internal doors, fire rated with magnetic latches
- White emulsion paint finish to walls and ceilings throughout, satin wood finish to woodwork
- Fitted wardrobes to Bedroom one
- Room divider to 1047 & 1620+ house types
- Moduleo LVT

Externals

- Aluminium canopy incorporating meter access cupboard to all plots
- Acheson & Glover 'Canterra Slate' paving to front and rear patio area
- Landscaped gardens including turf to front and rear
- Timber feather edged boundary fence to rear garden including personnel gate
- External tap to rear garden
- Agate grey external finish uPVC window frames
- Rectangular aluminium car port to 1760, 1940, 2105 & 2300 house types
- Lockable shed to rear garden

- Smartly combined looility – a utility room and toilet
- En-suite to the master bedroom
- Open plan living
- South facing garden
- High ceilings
- Triple glazed windows
- Freehold
- 10 year NHBC Warranty
- EPC rating A
- Air source heat pumps & EV charger



Floor Plan



Viewing

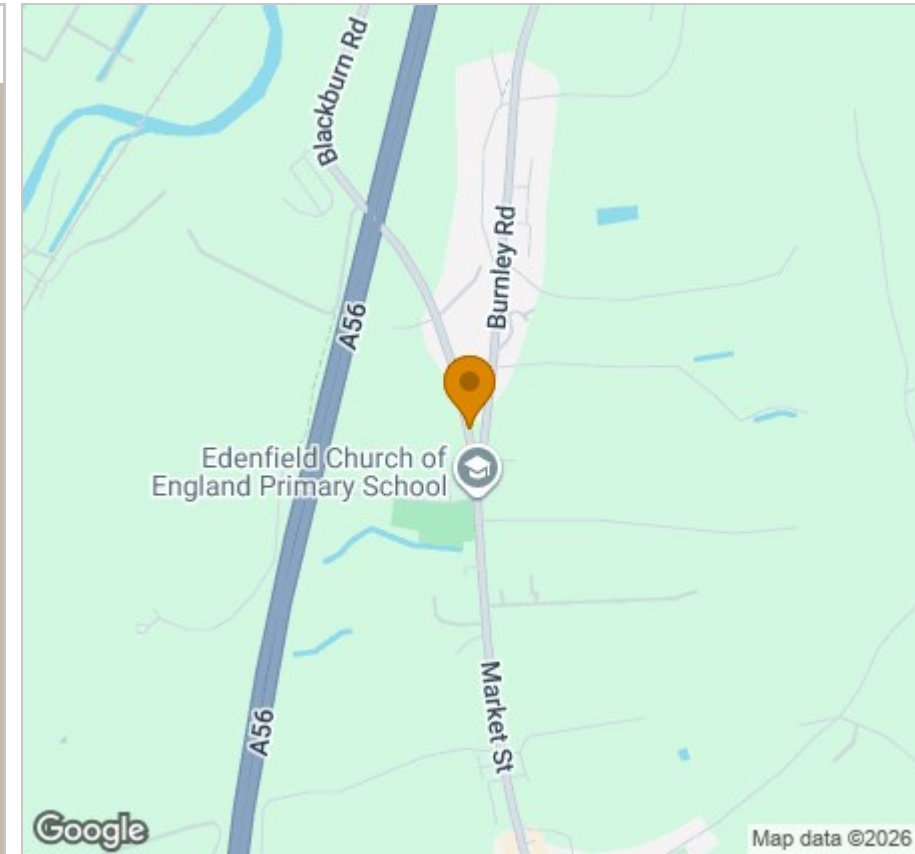
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

