



RESIDE

BOLTON



1385 Blackburn Road  
Edenfield, Bury, BL0 0GY

**Price £505,000**



4



2



2



## 1385 Blackburn Road

Edenfield, Bury, BL0 0GY

At 1,385 square feet, this beautifully designed four-bedroom home offers a perfect blend of space, functionality, and style. The expansive kitchen, featuring a breakfast bar, is ideal for family meals, entertaining, or simply enjoying your morning coffee. The cozy lounge provides a warm and inviting space to relax and unwind.

On the ground floor, the cleverly combined 'lootility' - a utility room and downstairs toilet - ensures practicality while maximising space. Upstairs, you'll find four generously sized bedrooms, including a master with an ensuite for added convenience and privacy. A spacious family bathroom completes the upper floor, making it perfect for modern family living.

\*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 1385 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.

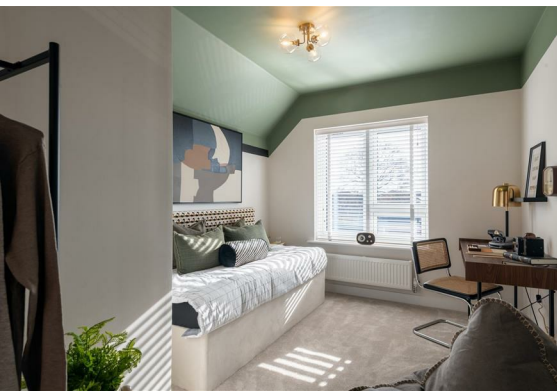
Two versatile reception rooms provide flexible living space, ideal for a home office, playroom, or additional lounge. A downstairs WC and separate utility room add everyday practicality, while natural light enhances the bright, welcoming interior.

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

- 4 spacious double bedrooms with en-suite to master
- Smartly combined looility – a utility room and toilet
- Walk in wardrobe to master bedroom
- 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

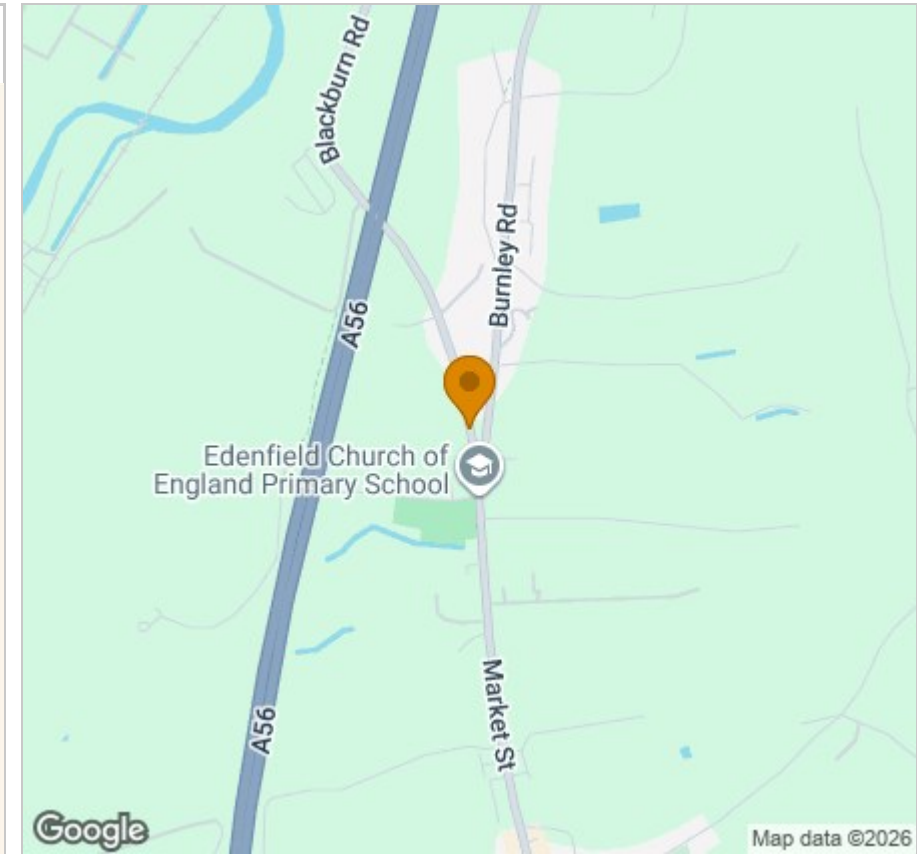
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 01204 914 808 Email: [hello@residebolton.com](mailto:hello@residebolton.com) [www.residebolton.com](http://www.residebolton.com)

## Area Map



## Energy Efficiency Graph

