



RESIDE

BOLTON



1300 Blackburn Road
Edenfield, Ramsbottom, Bury, BL0 0GY

Price £480,000



1300 Blackburn Road

Edenfield, Ramsbottom, Bury, BL0 0GY

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. Themastore 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
- Penninsular 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
- Rhoper Rhodes 'Reflect' mirrored wall vanity cupboards
- Rhoper 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 loolility – 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

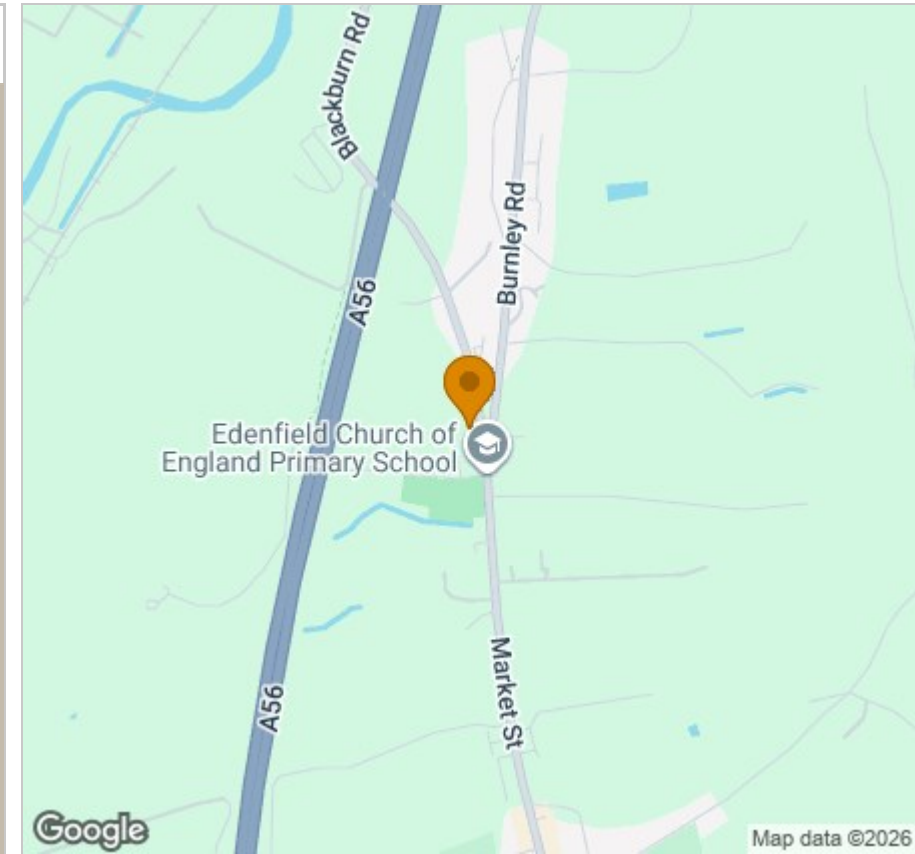
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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 www.residebolton.com

Area Map



Energy Efficiency Graph

