



KEENANS × NORTHSTONE
DEVELOPMENTS

YOU'RE INVITED TO OUR
**EXCLUSIVE
FIRST OPEN EVENT**

BE AMONG THE VERY FIRST TO STEP INSIDE
OUR STUNNING NEW SHOWHOME AT

EDENFIELD

THE PERFECT
CHANCE TO
RESERVE YOUR
NEW HOME



SATURDAY
29TH AUGUST



10AM
– 4PM



ENJOY FREE
HOT & COLD DRINKS
& HOMEMADE COOKIES
courtesy of Thanks a Latte

RSVP – LET US KNOW IF YOU WILL BE ATTENDING



Blackburn Road, Edenfield, BLO OGF

£505,000

DETACHED NEW BUILD WITH SOUTH FACING GARDEN IN EDENFIELD

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 crafted 1,385 sq ft property has been designed to give modern families the space, comfort and flexibility they need. At its heart is an expansive kitchen with a welcoming breakfast bar - the perfect spot for quick weekday breakfasts, weekend baking sessions or gathering friends for a relaxed evening. The cosy lounge offers a calm retreat, creating a natural balance between sociable open spaces and somewhere to unwind.

Practicality is built into the ground-floor layout with a cleverly combined "utility", bringing together a utility room and downstairs toilet to maximise space and keep everyday life running smoothly. Upstairs, four double bedrooms provide generous accommodation for families of all sizes, with the master bedroom enjoying its own ensuite for added privacy. A large family bathroom completes the first floor, offering both style and convenience for busy routines.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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- Small Exclusive Development
- Air Source Heat Pump
- Off Road Parking
- Tenure Freehold
- Future Build Ready
- Triple Glazed Windows
- EPC Rating A
- Fully Integrated Kitchen with High Specification Appliances
- Higher Ceilings compared to other New Homes
- Open Plan Scandi Style Living

Ground Floor

Kitchen

21'8" x 12'3" (6.615 x 3.758)

Lounge

14'7" x 12'4" (4.455 x 3.776)

Lootility

13'4" x 3'6" (4.086 x 1.085)

First Floor

Bedroom 1

12'3" x 14'0" (3.737 x 4.278)

Ensuite

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

Bedroom 2

10'8" x 12'4" (3.274 x 3.766)

Bedroom 3

9'1" x 14'0" (2.77m x 4.278)

Bedroom 4

10'7" x 8'9" (3.240 x 2.690)

Bathroom

7'0" x 6'3" (2.137 x 1.925)

