



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	

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

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

KEY

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

£685,000

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.

More than just a five-bedroom home, this exceptional property at Edenfield delivers space, luxury and flexibility in equal measure. Designed with growing families in mind, it offers five true double bedrooms, including two with their own en-suites and a master suite complete with a beautifully appointed walk-in wardrobe — a private retreat at the end of a busy day. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort and practicality for every member of the household.

Downstairs, the home opens up into a series of generous, well-connected living spaces. A dedicated utility and boot room with external access keeps the everyday running smoothly, especially after countryside walks or outdoor adventures, while a separate downstairs toilet adds further convenience. The layout includes a welcoming living room, a quiet study, a relaxed family room, a dedicated dining room and a well-equipped kitchen — offering the versatility to shape each space around the rhythm of family life.

Thoughtfully designed and beautifully balanced, this is a home that adapts as your needs evolve, providing the perfect backdrop for both busy routines and memorable moments. A true

Blackburn Road, Edenfield, BLO OGF

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- Small Exclusive Development
- Open Plan Scandi Style Living
- Off Road Parking and Detached Garage
- Tenure Freehold
- Higher Ceilings compared to other New Homes
- Waste Water Heat Recovery
- Air Source Heat Pump
- Future Build Ready
- Fully Integrated Kitchen with High Specification Appliances
- Fully Tiled Bathrooms with rain head showers, under sink storage and large mirror

Ground Floor

Kitchen
12'7" x 15'9" (3.841 x 4.806)

Dining Room
10'1" x 13'8" (3.086 x 4.180)

Family Room
9'8" x 10'3" (2.955 x 3.140)

Utility Room
6'1" x 6'0" (1.860 x 1.843)

WC
4'9" x 5'8" (1.449 x 1.750)

Living Room
14'10" x 11'9" (4.525 x 3.603)

Study
8'4" x 7'8" (2.560 x 2.348)

First Floor

Bedroom 1
12'0" x 10'10" (3.664 x 3.303)

Ensuite
7'5" x 5'4" (2.285 x 1.649)

Dressing Room
7'3" x 5'4" (2.230 x 1.649)

Bedroom 2
9'7" x 10'1" (2.945 x 3.082)

Ensuite
6'9" x 5'7" (2.082 x 1.705)

Bedroom 3
9'1" x 14'4" (2.775 x 4.373)

Bedroom 4
10'5" x 10'3" (3.177 x 3.139)

Bedroom 5
9'8" x 9'4" (2.960 x 2.860)

Bathroom
9'3" x 5'6" (2.839 x 1.693)



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