Keenans











Blackburn Road, Edenfield, BLO OGF

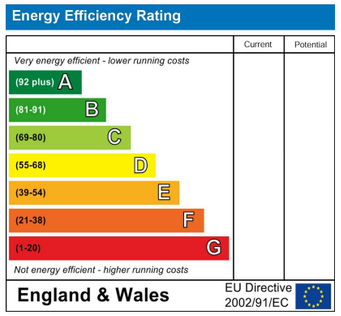
£505,000

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 "lootility", 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.



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.

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Blackburn Road, Edenfield, BL0 0GF

£505,000

4 2 1

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

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)










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