



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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## Blackburn Road, Edenfield, BLO OGF

£580,000

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 four-bedroom home, this beautifully designed 1,620 sq ft property pairs timeless kerb appeal with thoughtful modern living. Its symmetrical frontage creates an immediate sense of balance and character, while inside, the layout has been crafted to support busy family life without compromising on style.

The ground floor brings together practicality and comfort, with a separate downstairs toilet and a dedicated utility room that doubles perfectly as a boot room - ideal for shedding muddy boots after countryside walks. Two lounges offer rare flexibility: one a cosy retreat for unwinding, the other an adaptable space that works effortlessly as a playroom, home office or second sitting room depending on the rhythm of your day.

Upstairs, the master bedroom feels like a private sanctuary, complete with a luxurious walk-in wardrobe. Three additional well-sized bedrooms ensure everyone has room to grow, while natural light flows throughout the home, enhancing its sense of space and calm. With a layout that blends functionality with understated elegance, it's a home designed for both relaxed

# Blackburn Road, Edenfield, BLO OGF

£580,000



- Detached Family Home In Sought After Location
- Four Double Bedrooms
- Open Plan Living
- Ensuite To Master, Main Bathroom and Downstairs Looility
- Three Reception Rooms
- Ample Space For A Growing Family
- Off Road Parking
- EPC Rating A
- Council Tax Band
- Tenure Freehold

## Ground Floor

### Kitchen

10'10" x 11'0" (3.304 x 3.378)

### Dining Room

12'3" x 13'1" (3.740 x 4.004)

### Living Room

15'3" x 13'1" (4.655 x 4.004)

### Snug

8'11" x 11'0" (2.722 x 3.356)

### Utility Room

5'11" x 7'11" (1.812 x 2.426)

### WC

4'6" x 5'5" (1.375 x 1.675)

## First Floor

### Bedroom 1

11'3" x 10'10" (3.438 x 3.303)

### Ensuite

3'10" x 6'10" (1.190 x 2.105)

### Dressing Room

8'8" x 4'5" (2.660 x 1.365)

### Bedroom 2

8'10" x 14'2" (2.709 x 4.326)

### Bedroom 3

12'3" x 10'2" (3.741 x 3.100)

### Bedroom 4

18'8" x 12'0" (5.698 x 3.659)

### Bathroom

5'6" x 4'7" (1.688 x 1.405)



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