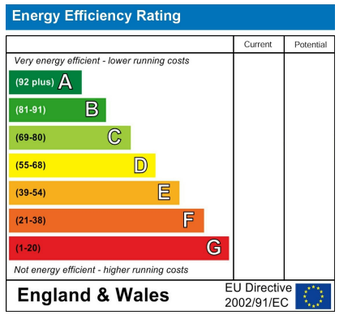

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Keenans

Blackburn Road, Edenfield, BL0 0GF

£480,000

FOUR BED DETACHED FAMILY HOME WITH PRIVATE, READY TO MOVE IN FOR CHRISTMAS

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 proportioned 1,300 sq ft property has been thoughtfully designed for modern family living. At its heart sits a generous kitchen complete with a breakfast bar - the perfect hub for everything from busy weekday mornings to relaxed weekend hosting. A warm, inviting lounge offers a calm retreat at the end of the day, creating a balance of sociable and private spaces.

Practicality is built into the layout, with a cleverly combined "lootility" on the ground floor that maximises space while keeping everyday essentials neatly tucked away. Upstairs, four well-sized bedrooms provide room for every member of the household, including a master bedroom with its own ensuite for added comfort and privacy. A contemporary family bathroom completes the first floor, ensuring the home works effortlessly for growing families and busy routines.

Blackburn Road, Edenfield, BL0 0GF

£480,000

4 2 1

- Small Exclusive Development
- Air Source Heat Pump
- Open Plan Scandi Style Living
- Tenure Freehold
- Future Build Ready
- Waste Water Heat Recovery
- Shed
- Fully Integrated Kitchen with High Specification Appliances
- Higher Ceilings compared to other New Homes
- Triple Glazed Windows

Ground Floor

Kitchen
20'2" x 12'11" (6.165 x 3.955)

Lounge
16'8" x 13'0" (5.104 x 3.977)

Lootility
11'9" x 5'11" (3.602 x 1.805)

First Floor

Bedroom 1
12'3" x 14'8" (3.749 x 4.476)

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

Bedroom 2
9'3" x 13'0" (2.824 x 3.967)

Bedroom 3
7'7" x 14'8" (2.327 x 4.476)

Bedroom 4
10'7" x 9'5" (3.240 x 2.888)

Bathroom
7'0" x 6'3" (2.147 x 1.925)

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