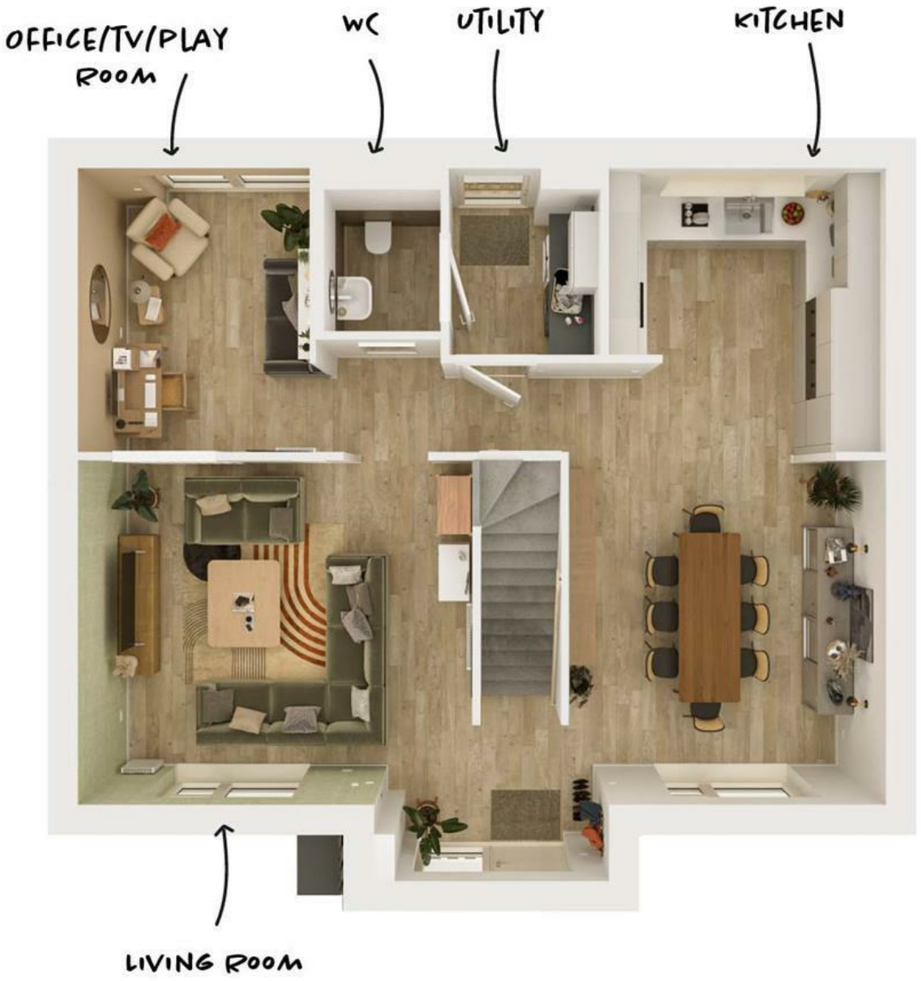










Blackburn Road, Edenfield, BL0 0GF

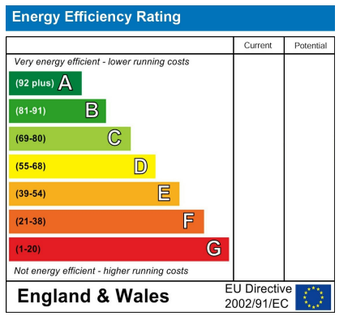
£590,000

FOUR BEDROOM DETACHED NEW BUILD HOME WITH OFF ROAD PARKING AND DETACHED GARAGE

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 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.



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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www.keenans-estateagents.co.uk

Blackburn Road, Edenfield, BL0 0GF

£590,000

4 2 3

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

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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