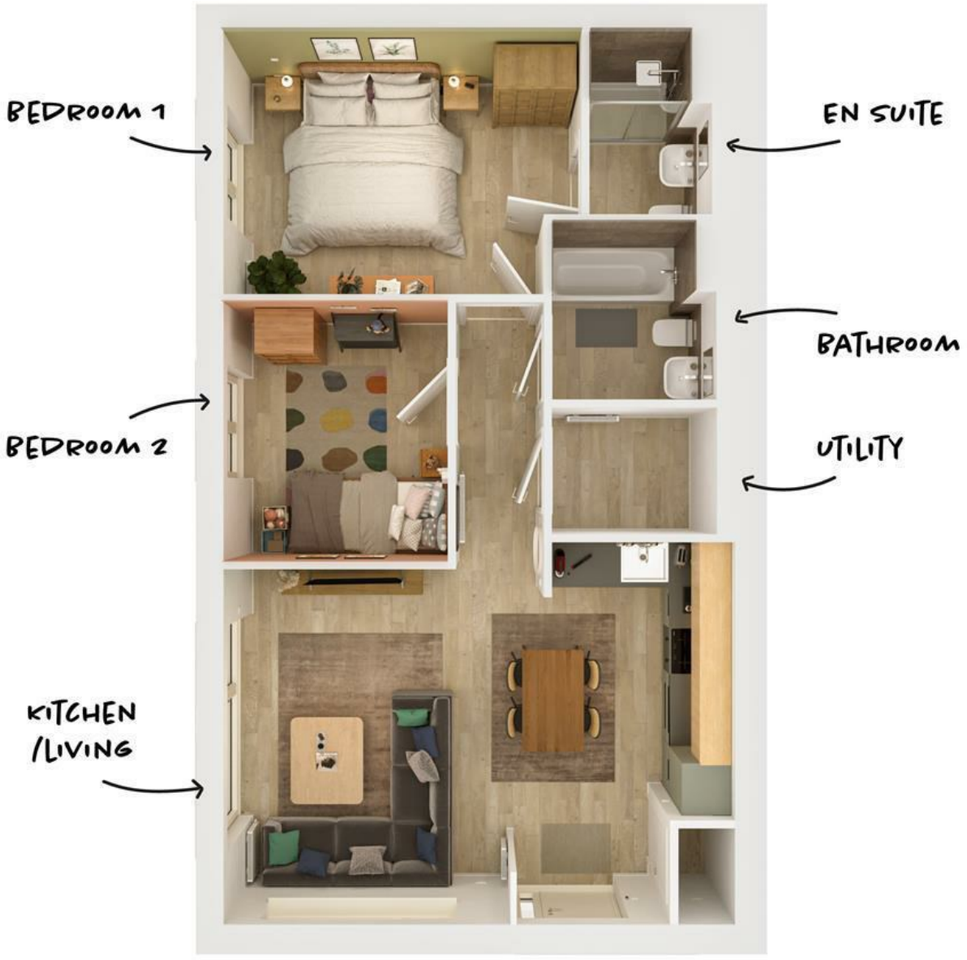








Blackburn Road, Edenfield, BLO OGF

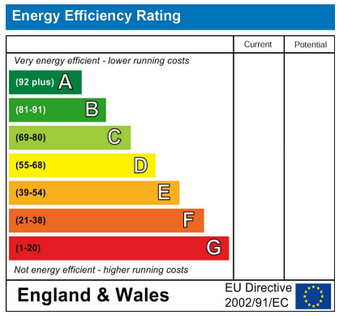
£330,000

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.

This thoughtfully designed two-bedroom, two-bathroom bungalow delivers exactly that balance. The open-plan living space is bright, welcoming and adaptable - just as suited to quiet mornings with a coffee as it is to little ones taking their first steps or evenings spent hosting friends. The second bedroom adds genuine flexibility, whether it becomes a guest room for visiting grandchildren, a dedicated home office or a creative retreat. With a separate utility room, modern en-suite, generous storage and a layout designed for low-maintenance living, it's a home that works hard without ever feeling complicated.

Set within a village known for its independent shops, great schools, friendly pubs and access to moorland walks, Windle offers more than a place to live - it offers a lifestyle shaped by space, comfort and community.

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Blackburn Road, Edenfield, BLO OGF

£330,000

2 2 1

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

Ground Floor

Kitchen
7'0" x 10'9" (2.158 x 3.301)

Lounge
12'5" x 13'8" (3.794 x 4.187)

Bathroom
6'4" x 6'10" (1.955 x 2.084)

Utility Room
6'4" x 4'11" (1.955 x 1.509)

Bedroom 1
13'10" x 10'1" (4.234 x 3.077)

Ensuite
4'11" x 7'0" (1.512 x 2.147)

Bedroom 2
8'8" x 10'2" (2.648 x 3.099)