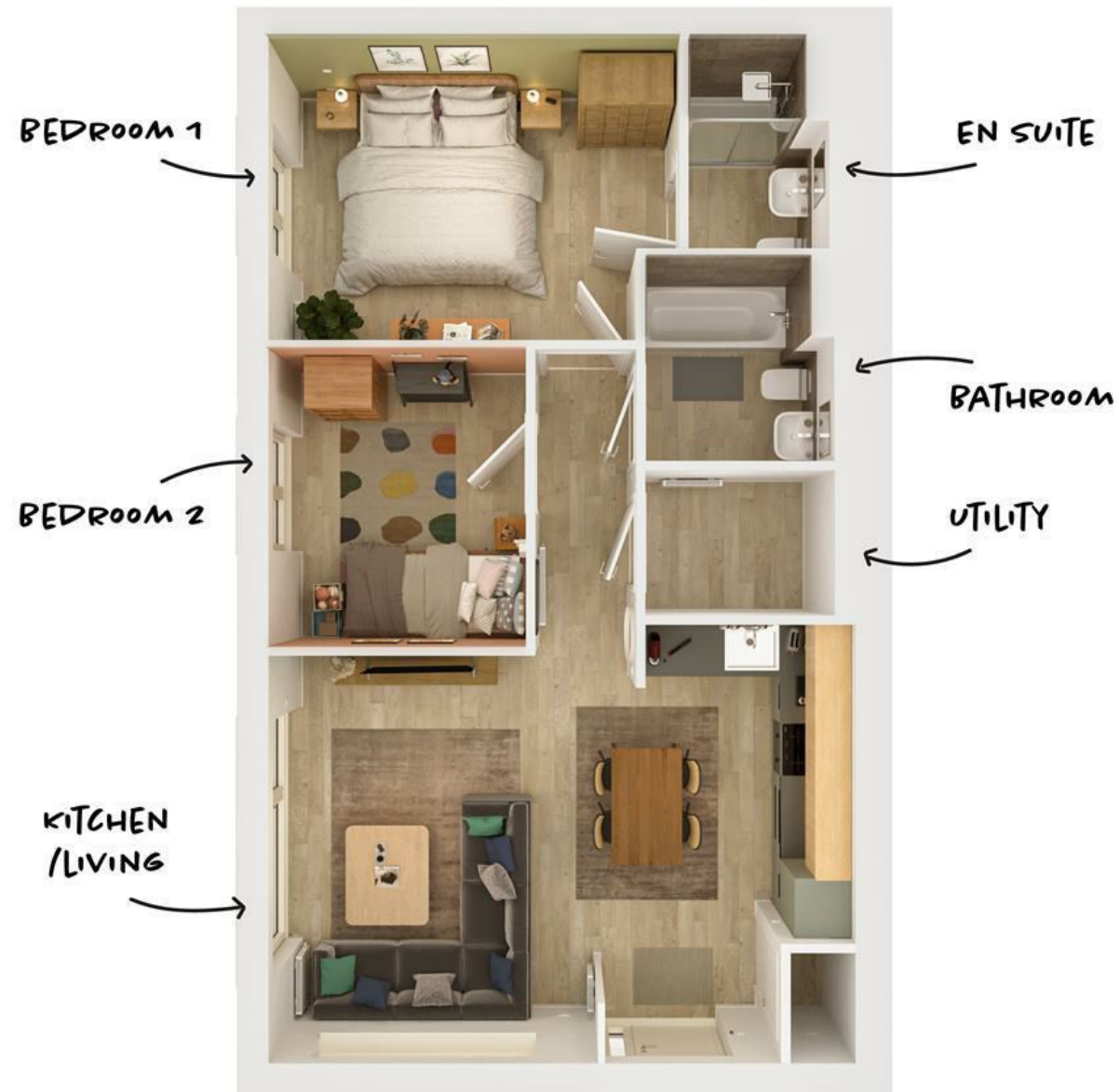




Blackburn Road, Edenfield, BLO OGF

£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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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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**2**

**2**

**1**



- Small Exclusive Development
 - Open Plan Scandi Style Living
 - Off Road Parking
 - EPC RATING A
- 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)