



Moorside

Blackstone Edge Old Road, Littleborough, OL15 0JH

Offers In Excess Of £365,000

- THREE BEDROOM SEMI-DETACHED
- CLOSE TO OPEN COUNTRYSIDE
- DETACHED DOUBLE GARAGE WITH DRIVE
- VIEWING RECOMMENDED
- LEASEHOLD



- PRESTIGIOUS BLACKSTONE EDGE LOCATION
- LARGE PLOT WITH GARDENS TO FRONT & REAR
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- EPC RATING E

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Nestled in this sought after location, off the road side is this three-bedroom semi-detached home which enjoys a picturesque setting on the edge of stunning countryside, with a variety of scenic walking trails just moments away. The village amenities, including Littleborough train station, are all within easy walking distance. The property is also conveniently close to several well-regarded primary schools and open green spaces, making it an ideal choice for families and outdoor enthusiasts alike.

A standout feature of this home is the rare and impressive detached large garage, offering exceptional storage or workshop potential — guaranteed to deliver the coveted "wow" factor.

Internally, the accommodation comprises a welcoming entrance hall, spacious lounge/diner, fitted kitchen, and a handy downstairs WC. Upstairs, there are three well-proportioned bedrooms, a modern shower room, and a separate WC.

The property sits on a generous plot, benefiting from gardens to both the front and rear. It was taken back to brick approximately seven years ago, undergoing significant improvements including new re-wiring, a new roof, cavity wall insulation, and a new Economy 7 central heating system with a modern water tank.

With excellent access to the M62 motorway network just a short drive away, commuting to Leeds and Manchester is straightforward — perfect for those needing to travel further afield.

Offered with no onward chain, this home presents a fantastic opportunity to acquire a beautifully updated property in a sought-after location.

Entrance Hall

12'7" x 7'8" (3.85 x 2.36)

A welcoming entrance hall offering a warm first impression, complete with a useful storage cupboard and staircase rising to the first floor.

Lounge Diner

A spacious and light-filled lounge (3.97m x 3.88m) and dining space (3.23m x 2.96m) with dual aspect windows, creating a bright and airy living space. Conveniently located adjacent to the kitchen, with some neighbouring properties having opened up the layout to create an open-plan kitchen/dining area, offering potential for future enhancement.

Kitchen

10'7" x 10'4" (3.23 x 3.17)

The modern kitchen is fitted with a range of base and wall units, complemented by a built-in oven and electric hob with extractor hood over, along with an integrated fridge freezer. A rear-facing window provides natural light, while a side door offers convenient access to the outside.

Downstairs WC

A useful downstairs WC comprising a wash hand basin and low-level toilet — a practical addition to any home.

Landing

8'9" x 7'11" (2.68 x 2.42)

A bright landing with a side window allowing natural light, providing access to the loft and doors leading to the upstairs accommodation.

Bedroom 1

13'4" x 12'1" (4.08 x 3.70)

A generous double bedroom featuring a window to the front aspect, offering plenty of natural light.

Bedroom 2

12'1" x 10'5" (3.70 x 3.19)

A well-proportioned double bedroom with a rear aspect window and a built-in storage cupboard, providing practical space and pleasant views.

Bedroom 3

8'2" x 7'11" (2.51 x 2.42)

A single bedroom with a window to the front aspect, ideal as a child's room, home office, or nursery.

Shower Room

7'11" x 4'8" (2.42 x 1.44)

A tiled shower room featuring a built-in wash hand basin with vanity storage, a shower enclosure, and a cupboard housing the water tank with additional storage. Dual aspect windows to the rear and side provide natural light and ventilation.

Separate WC

A separate WC with a window to the side, allowing for ample natural light and ventilation — a practical addition to the upstairs layout.

Gardens

The property sits on a generous plot featuring a front garden with a path leading to the front door, side access to the garage, and a spacious rear garden. Offering plenty of potential, the outdoor space is ideal for landscaping or creating a private retreat.

Drive and Garage

22'11" x 18'4" (garage) (6.99 x 5.61 (garage))

A spacious driveway provides ample off-road parking for several vehicles and leads to a substantial detached double garage featuring two up-and-over doors and a pitched roof. This impressive structure offers an exceptional amount of versatile space, ideal for secure parking, storage, a workshop, or even potential conversion or development (subject to the necessary permissions).

To the rear of the garage is an additional storage area, measuring approximately 6.99m x 1.95m, further enhancing the practicality and flexibility of this superb outbuilding.

Material Information - Littleborough

Please note: There is no Gas to the property, however all neighbouring properties have a connection, so the gas board would be able to connect, if required.

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 898

Leasehold Annual Ground Rent Amount £5.50

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 144.3 sq. metres (1553.3 sq. feet)

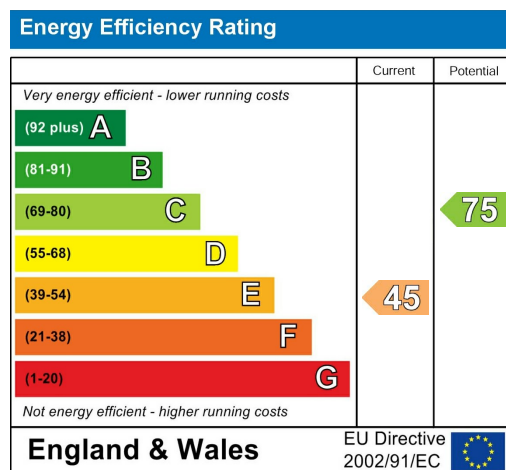
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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