



## Belvedere Grange

Littleborough Lancashire OL15 0LN

**AK**  
Andrew Kelly  
ESTATE AGENTS & VALUERS

# Belvedere Grange

Lightowlers Lane, Littleborough Lancashire OL15 0LN



An outstanding magnificently appointed detached family property occupying a beautiful position with outstanding country views and standing in immaculate landscaped gardens.

Belvedere Grange is truly spectacular, a substantial four-bedroom executive detached property with quality fixtures which contribute to creating this unique family home. The property stands in a stunning location enjoying a wonderful open aspect with panoramic views across the adjoining countryside, occupying a generous sized plot with manicured lawns to front and rear, detached double garage, a carriage driveway with outdoor lighting and secure gated entrance.

An impressive family residence which is presented throughout to an exceptionally high standard, offering spacious family living accommodation across three floors.

The home is beautifully positioned close to the centre of Littleborough, which provides a broad selection of local amenities including several independent shops, excellent schools, bars, and restaurants. Littleborough train station is just minutes from the property with direct rail services into central Manchester, Leeds and York and the M62 motorway is easily reached via Milnrow (J21) for the commute to Leeds, Manchester and Liverpool.

Belvedere Grange sits on the foothills of the South Pennines positioned in an edge of the village location boasting breath taking views across the surrounding countryside, with beautiful scenic walks along Rochdale canal, and hill side trails at Blackstone Edge. Hollingworth Lake Country Park is just a short drive from the property.





### Entrance Vestibule

Entrance to the property through UPVC double glazed doors, a large vestibule area which then leads into the welcoming entrance hallway.

### Inner Hallway

A spacious inner hallway with two separate storage closets and a feature stone wall. Stairs to the lounge area, access to the sitting room and dining room, Karndene flooring and radiator.

### Lounge

UPVC double glazed bay window to the front, double aspect UPVC double glazed windows to the side, feature fireplace with marble surround and living flame gas fire, carpeted throughout, access to the office and a double radiator.

### Office

UPVC double glazed window to the rear, wood flooring and double radiator.

### Kitchen

UPVC double glazed window to the rear, good supply of wall and base units, high gloss kitchen units with granite worktops, centre island with additional built-in sink and tap and additional storage, integral appliances to include a Smeg double fridge/freezer, five flamed hob, Neff oven with combination oven above, Amtico vinyl flooring, spotlights to ceiling, wall mounted radiator and patio doors leading to the conservatory.

### Utility room

UPVC double glazed window to the rear, good supply of wall and base units, traditional Belfast sink, space for washing machine and dryer, tiled flooring, double radiator, access to Guest WC and UPVC double glazed door giving access to rear garden.

### Guest WC

UPVC double glazed window to the rear, two-piece bathroom suite, tiled flooring, tiled splashback with a heated towel rail.

### Conservatory

A large family room with space for dining and entertaining featuring a contemporary gas stove, tv point, laminate flooring and two radiators. A light and airy reception room that enjoys splendid views over the rear garden.





### Sitting Room

Double aspect UPVC double glazed windows to the rear, laminate wood flooring, feature fireplace with marble surround and living flame gas fire, patio doors giving access to the side of the property with two double radiators.

### Dining Room

UPVC double glazed window to the front, feature fireplace with marble surround and electric fire, wood flooring, two double radiators and access through glass doors into the gymnasium.

### Gymnasium

UPVC double glazed window to the front, wood flooring, double aspect patio doors to the side with a double radiator.

### Games Room

Double aspect UPVC double glazed windows, feature log burner with surround, fully furnished bar with marble worktops, combination of tiled and carpeted flooring, spotlights to ceiling, access to the fitness room and a double radiator.

### Fitness Room

Currently used as a tanning studio.

### First Floor Landing

UPVC double glazed window to the side and radiator.

### Bedroom One

UPVC double glazed bay window to the rear, master bedroom with a walk-in wardrobe, dressing area and en-suite, carpeted throughout, double radiator.

### En-Suite

UPVC double glazed window to the rear, three-piece bathroom suite, tiled floor to ceiling and tiled floor, additional storage and wall mounted heated towel rail.

### Bedroom Two

Double Aspect UPVC double glazed windows to the front and side, double bedroom, fitted wardrobes, carpeted throughout, double radiator.

### Bedroom Three

UPVC double glazed window to the front, double bedroom, fitted wardrobes, carpeted throughout, double radiator.

### Bedroom Four

UPVC double glazed window to the front, double bedroom, fitted wardrobes, carpeted throughout, double radiator.

### Family Bathroom

UPVC double glazed window to the rear, five-piece bathroom suite with double shower, stand alone bath, his and hers wash hand basins with vanity units, slate flooring and two wall mounted radiators.

The home also benefits from gas central heating with nest heating controls, built in Bose surround sound, CCTV and a security system.

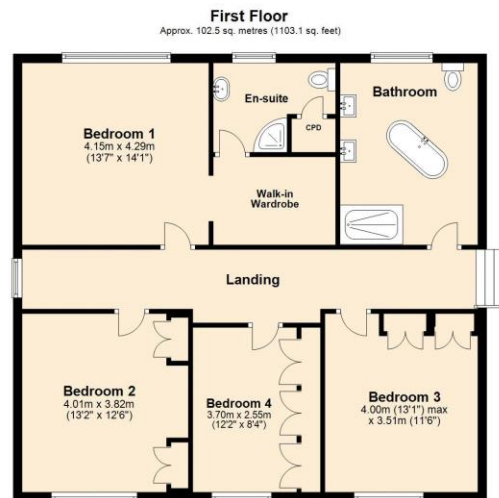
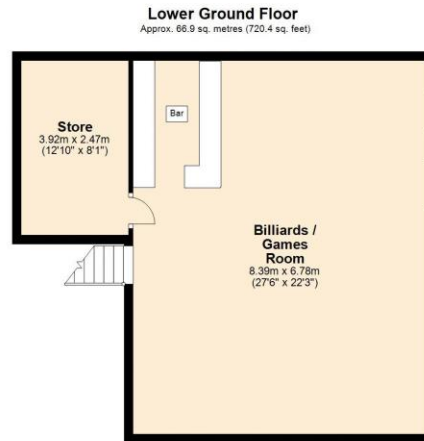
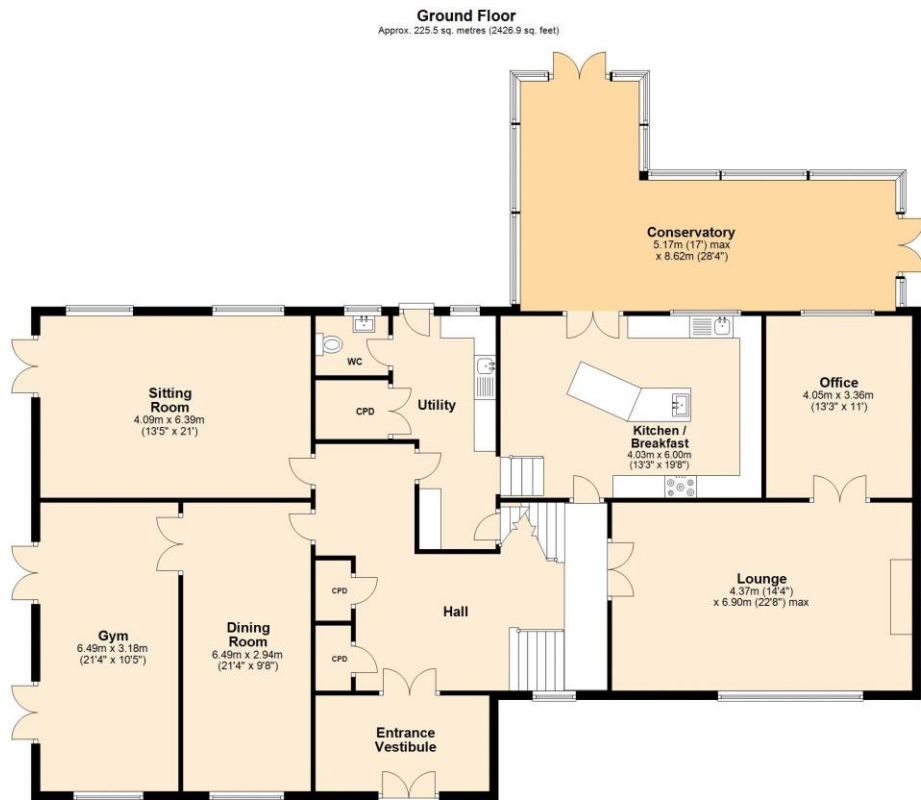
### Tenure: Freehold

Title number: GM217059

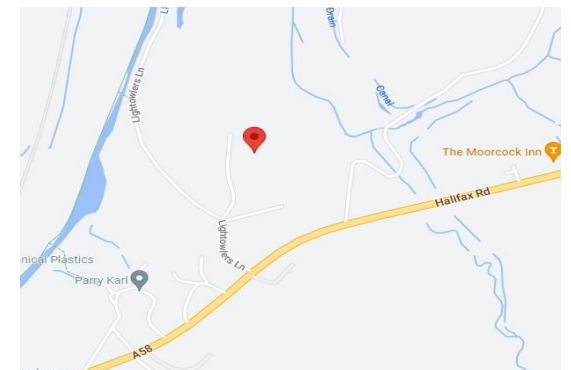
Council Tax Band: G







Total area: approx. 394.9 sq. metres (4250.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Rochdale Office**  
124 Yorkshire Street, Rochdale OL16 1LA  
Tel 01706 350 363  
Email: rochdale@andrew-kelly.co.uk

**Littleborough Office**  
24-26 Harehill Road, Littleborough OL15 9BA  
Tel 01706 372 225  
Email: littleborough@andrew-kelly.co.uk

www.andrew-kelly.co.uk

