



## Heatherbank

Halifax Road, Littleborough, OL15 0JQ

Offers In Excess Of £400,000

- FOUR DOUBLE BEDROOM VICTORIAN TERRACE
- SOUGHT-AFTER BLACKSTONE EDGE LOCATION
- CHARACTER FEATURES & FULL OF CHARM
- A RARE OPPORTUNITY TO THE OPEN MARKET
- LEASEHOLD
- PANORAMIC COUNTRYSIDE VIEWS TO THE FRONT
- MASTER SUITE WITH EN-SUITE SHOWER ROOM
- ENCLOSED AND EXTENDED GARDENS
- EPC RATING C
- COUNCIL TAX BAND D



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A rare opportunity to acquire a substantial four double bedroom Victorian terraced residence, positioned within one of the most sought-after settings in the Blackstone Edge area of Littleborough. Enjoying panoramic views to the front and surrounded by open countryside, the property offers the perfect balance of semi-rural living while remaining within approximately one mile of the excellent amenities the village provides.

Littleborough benefits from a mainline train station with direct links to Leeds and Manchester, making it ideal for commuters. A range of local shops, supermarkets, well-regarded schools, and the ever-popular Hollingworth Lake are all close by, along with beautiful countryside and canal-side walks right on the doorstep.

This impressive home is rich in character and charm, boasting high ceilings, deep skirting boards, decorative coving, feature fireplaces, and generously proportioned rooms throughout. A large and welcoming entrance hall sets the tone, leading to a spacious lounge and an equally impressive dining room, along with a fitted kitchen and useful cellar rooms providing additional storage or potential.

To the first floor are three double bedrooms and a family bathroom, while the second floor reveals a superb master suite complete with its own en-suite shower room.

Externally, the property features a charming cottage-style garden to the front. To the rear is an enclosed paved garden, ideal for entertaining, with a further landscaped garden set back and slightly elevated, creating a wonderful additional outdoor space perfect for families.

Viewing is truly essential to fully appreciate the size, character, stunning outlook, and exceptional location of this beautiful Victorian home.

### Hallway

The hallway welcomes you with its striking rich green panelled walls and matching door, complemented by a floral wallpaper above the panelling. The wooden flooring adds warmth, while the stained glass window in the front door introduces a touch of character and natural light. A traditional cast iron radiator and a classic staircase leads to the upper floors, creating a charming and inviting entrance to the home.

### Lounge

14'1" x 14'10" (4.29m x 4.52m)

The lounge is a cosy yet spacious room featuring beautifully high ceilings and a large window which floods the room with natural light and offers views to the front garden. A stone fireplace with a log-burning stove provides a warm focal point. The natural wood flooring enhances the room's inviting atmosphere, making it a perfect space to relax or entertain.

### Dining Room

15'10" x 14'10" max (4.82m x 4.52m max)

The dining room is an elegant and bright space painted in a rich teal tone with traditional panelling that adds character. Large French doors open out to the garden, allowing plenty of light to fill the room and creating a seamless connection with the outdoors. The natural wood flooring complements the room's warm and welcoming feel, making it an ideal setting for family meals or entertaining.

### Kitchen

12'8" x 8'6" (3.86m x 2.60m)

The kitchen offers a range of base and eye level units. Solid wood worktops that add warmth. The space benefits from a tiled floor in a neutral tone, under-cabinet lighting, and a Belfast sink. The room is well lit by recessed ceiling lights and natural light from the rear door and window, which leads to the garden and offers views outside. The kitchen is practical, perfectly blending traditional and modern elements.

### Bedroom 2

11'6" x 10'2" (3.51m x 3.10m)

This generous double bedroom offers a large window allowing plenty of daylight to brighten the space and built in storage.

### Bedroom 3

14'1" x 11'6" (4.28m x 3.51m)

Another spacious double bedroom on the first floor that is spacious and decorated in soft neutral tones, with a large window that fills the room with natural light. The room has a comfortable layout with ample space for a double bed and additional furniture, with built in shelving.

### Bedroom 4

15'10" x 13'7" (4.83m x 4.14m)

The fourth bedroom is another inviting double room, showcasing perfectly the space on offer within this home. An ideal child's bedroom with a window that benefits from a front aspect open view.

### Family Bathroom

12'5" x 8'2" (3.80m x 2.48m)

The bathroom features a striking design with deep pink walls contrasting against classic white subway tiles and a black and white checkered floor. A raised platform showcases a clawfoot bathtub in a matching deep red tone, while a separate quadrant shower cubicle and a pedestal sink complete the room. Two frosted windows provide natural light and privacy, and built-in storage cupboards offer practical space.

### Master Bedroom

22'10" x 15'1" max (6.97m x 4.60m max)

The master bedroom on the second floor is a generously sized space with soft lilac walls and large skylights that flood the room with natural light. The pitched ceiling adds character, while the neutral carpet creates a warm and cosy atmosphere. The room includes a walk-in wardrobe and an en-suite shower room, enhancing convenience and privacy.

### En-suite Shower Room

8'9" x 8'6" (2.67m x 2.58m)

The second floor en-suite shower room is fitted with a corner shower unit, toilet, and washbasin, with a monochrome tiled floor and tasteful neutral walls. This space offers privacy and convenience for the master bedroom.

### Rear Garden

The rear garden includes a paved patio courtyard with direct access from the kitchen and dining room, making an ideal space to sit out alfresco dining and a relaxing space to enjoy the scenery. Beyond the courtyard raised stone walls and steps offer space for raised planting and a useful potting shed that then lead to a fantastic garden with artificial lawn and a lovely area for outdoor seating, creating a charming and versatile garden that can be enjoyed year-round which is surrounded by mature trees and shrubs, offering privacy and a peaceful outdoor space.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 862 for the house, 865 for the garden

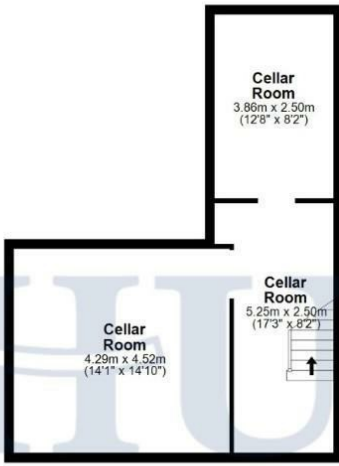
Leasehold Annual Ground Rent Amount £4 pa for the house, £5 pa for the garden

Council Tax Banding; ROCHDALE COUNCIL BAND D

# Floorplan

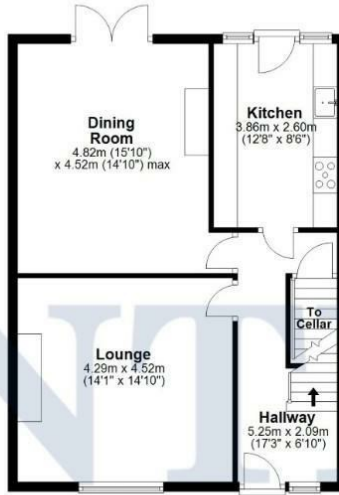
## Basement

Approx. 41.1 sq. metres (442.1 sq. feet)



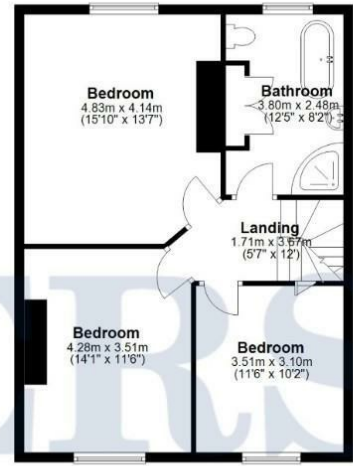
## Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



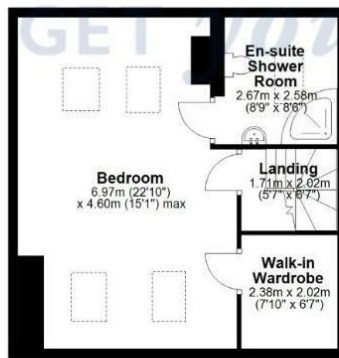
## First Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



## Second Floor

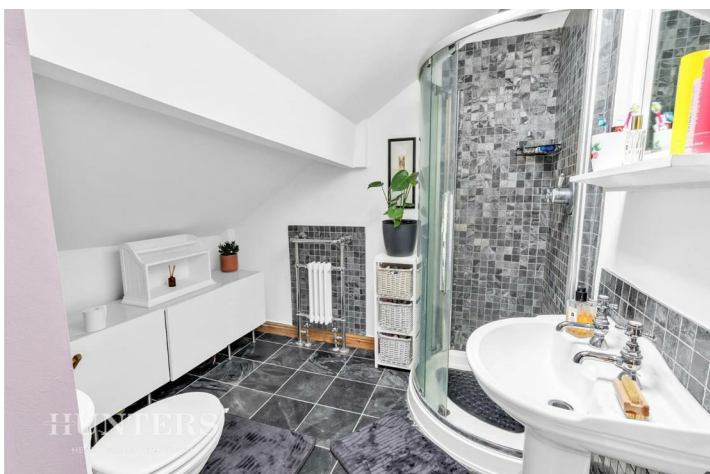
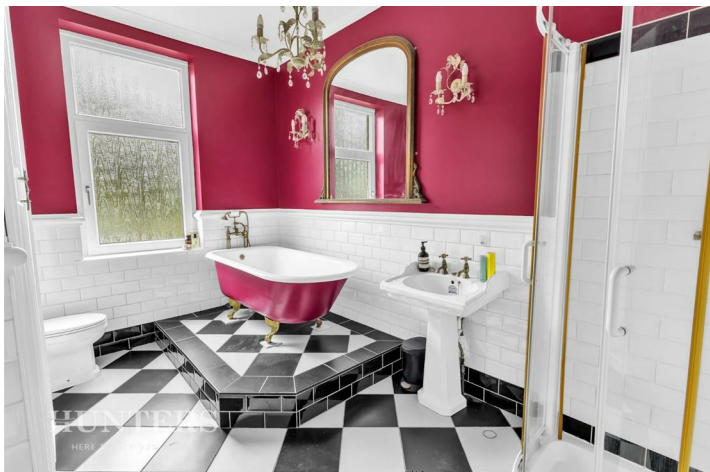
Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 211.6 sq. metres (2277.3 sq. feet)

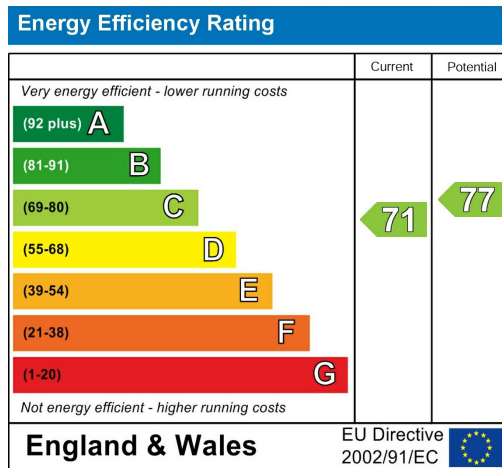
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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