



Blackstone Edge Old Road

Littleborough, OL15 0JX

£175,000



- BEAUTIFULLY PRESENTED STONE TERRACE
- LIVING ROOM WITH WORKING FIREPLACE
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND A
- LEASEHOLD
- SOUGHT-AFTER BLACKSTONE EDGE LOCATION
- DINING ROOM & SECOND BEDROOM WITH FAR-REACHING REAR VIEWS
- NEWLY INSTALLED WINDOWS & DOORS IN 2025
- EPC RATING D

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Situated in the highly sought-after and desirable location of Blackstone Edge, Littleborough, this beautifully presented stone terrace enjoys a fantastic setting within walking distance of local shops, cafes, and the main line train station providing direct links to Leeds and Manchester. The property is also surrounded by stunning countryside and offers easy access to Hollingworth Lake, making it ideal for those who enjoy outdoor living.

The accommodation briefly comprises a charming living room featuring a working fireplace, open through to the dining room. The dining room provides access to both the lower ground floor and the first floor and benefits from open, far-reaching views to the rear, which can also be enjoyed from the second bedroom. To the lower ground floor is a fitted kitchen, open to a useful utility/storage area, with access to the rear garden. To the first floor, a landing leads to two bedrooms and a newly installed, modern three-piece shower room.

Externally, the property features an enclosed rear garden, ideal for sitting out and enjoying the view.

The property retains a wealth of charm and character, further enhanced by newly installed windows and doors in 2025. Viewing is highly recommended to fully appreciate the accommodation, the location, and the stunning rear views on offer.

Lounge and Dining Area

6'3" x 11'4" (1.91m x 3.46m)

The lounge and dining area form a generous open-plan living space defined by a feature wall housing a wood-burning stove within a traditional stone fireplace. The lounge area offers ample natural light through a large window, creating a welcoming and cosy atmosphere. Adjoining this space is a charming dining area featuring a large window that captures views to the outside. The open archway between these areas adds to the flow and character of the room.

Kitchen

4'2" x 14'2" (1.26m x 4.32m)

The kitchen is compact yet functional, with a welcoming feel created by a range of wall and base units and a tiled splashback. Work surfaces provide ample space for meal preparation alongside space for essential appliances, including an electric hob and washing machine. A door leads out to the exterior, allowing for convenient outdoor access. The room has a traditional character with exposed ceiling beams and tiled flooring, as well as access to a useful pantry space.

Bedroom

11'9" x 14'2" (3.58m x 4.32m)

The larger bedroom is a bright and airy room offering plenty of space for a double bed and additional furniture. Featuring a large window that floods the room with natural light and provides peaceful views over the surrounding countryside.

Bedroom 2

8'6" x 7'3" (2.58m x 2.21m)

The smaller bedroom offers a cosy and versatile space, ideal as a guest room, nursery or home office. It includes a window with views over the greenery outside, bringing in good natural light.

Shower Room

5'9" x 6'7" (1.76m x 2.01m)

The shower room is a modern and well-appointed space featuring a walk-in shower with a black frame and contrasting teal tiles. A white basin sits on a vanity unit with a round, illuminated mirror overhead, and a window brings in natural light.

Rear Yard

Accessed via the kitchen to the rear yard, offers the elevated patio area, ideal for sitting out and enjoying the open views.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 748

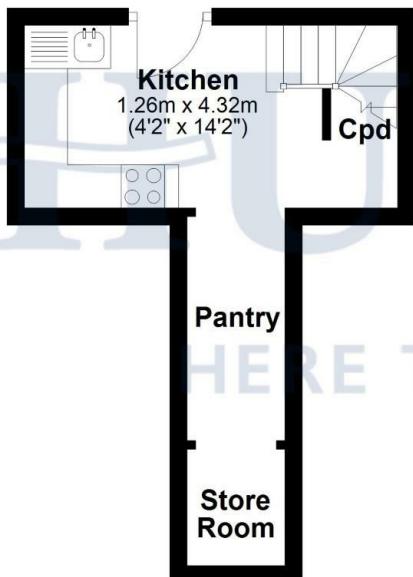
Leasehold Annual Ground Rent Amount £2

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan

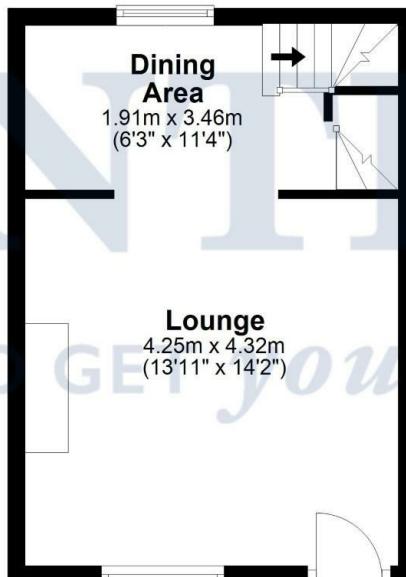
Lower Ground Floor

Approx. 11.4 sq. metres (123.1 sq. feet)



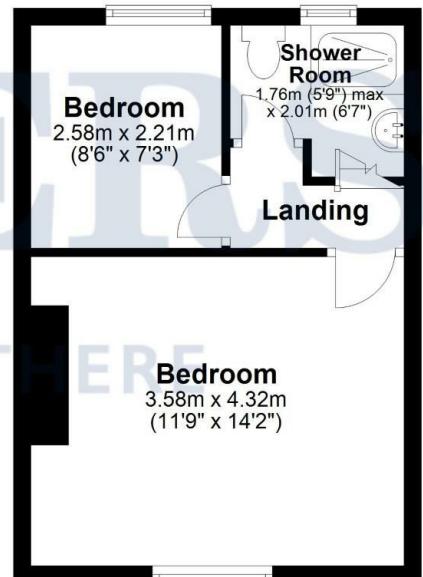
Ground Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 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.





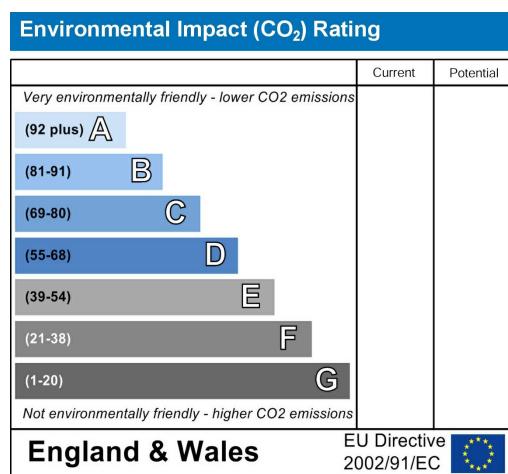
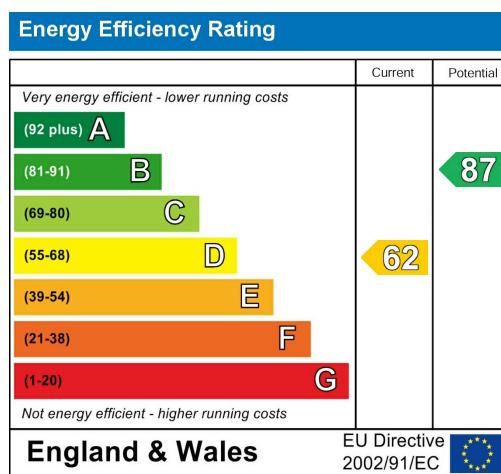
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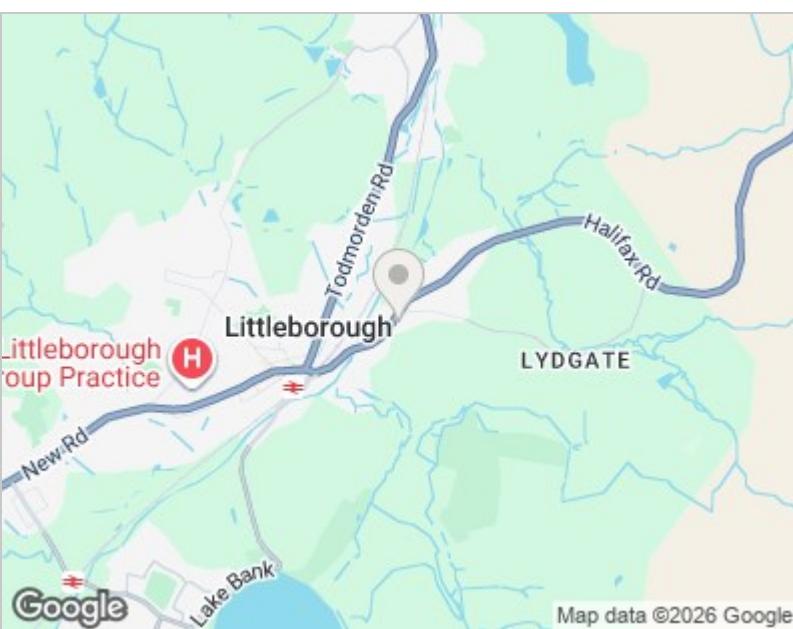
Energy Efficiency Graph



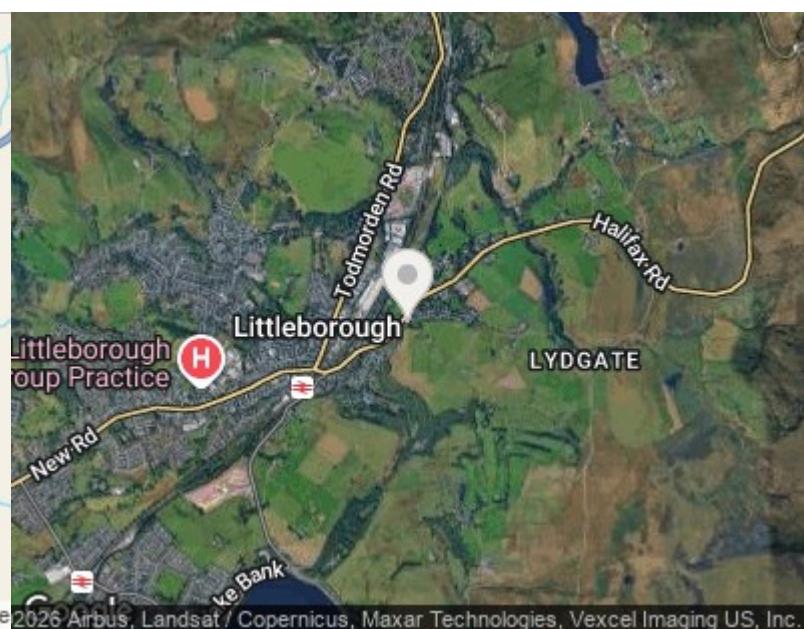
Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

