

Moorside Road

TOTTINGTON



Gently Rooted in Nature

Moorside Road reveals itself quietly, unfolding into a home that feels wonderfully private from the moment you arrive. Off-road parking sits conveniently to the left, leading down toward the garden gate, while Indian stone steps lead gently down through the front garden, where gravel and stone create a low-maintenance canvas softened by raised sleepers and potted plants, ready to bloom further with time.





Light Filled Arrivals

Step inside, and the entrance hall immediately lives up to its promise. Amtico flooring flows seamlessly underfoot, grounding the space while reflecting the light that pours in from outside. Stairs rise gently to the right, and fitted cupboards line the hallway, offering storage that quietly supports everyday life, from coats and shoes to laundry neatly tucked away. This first impression is one of space and brightness, a hallway that feels open and calm, exactly as the homeowners first noticed and loved.

Continue through, where a downstairs toilet sits discreetly to the side, styled in rich green tones that bring warmth and character, while remaining practical and welcoming for guests.





A Sociable Heart

At the end of the hallway, the home opens into its true heart: a beautifully sociable open-plan kitchen and living space, where light and landscape take centre stage. Bifolding doors stretch across the back wall, instantly connecting the indoors with the garden beyond. Trees and fields frame the view, bringing a sense of peace that shifts with the seasons and fills the room with birdsong and soft movement.

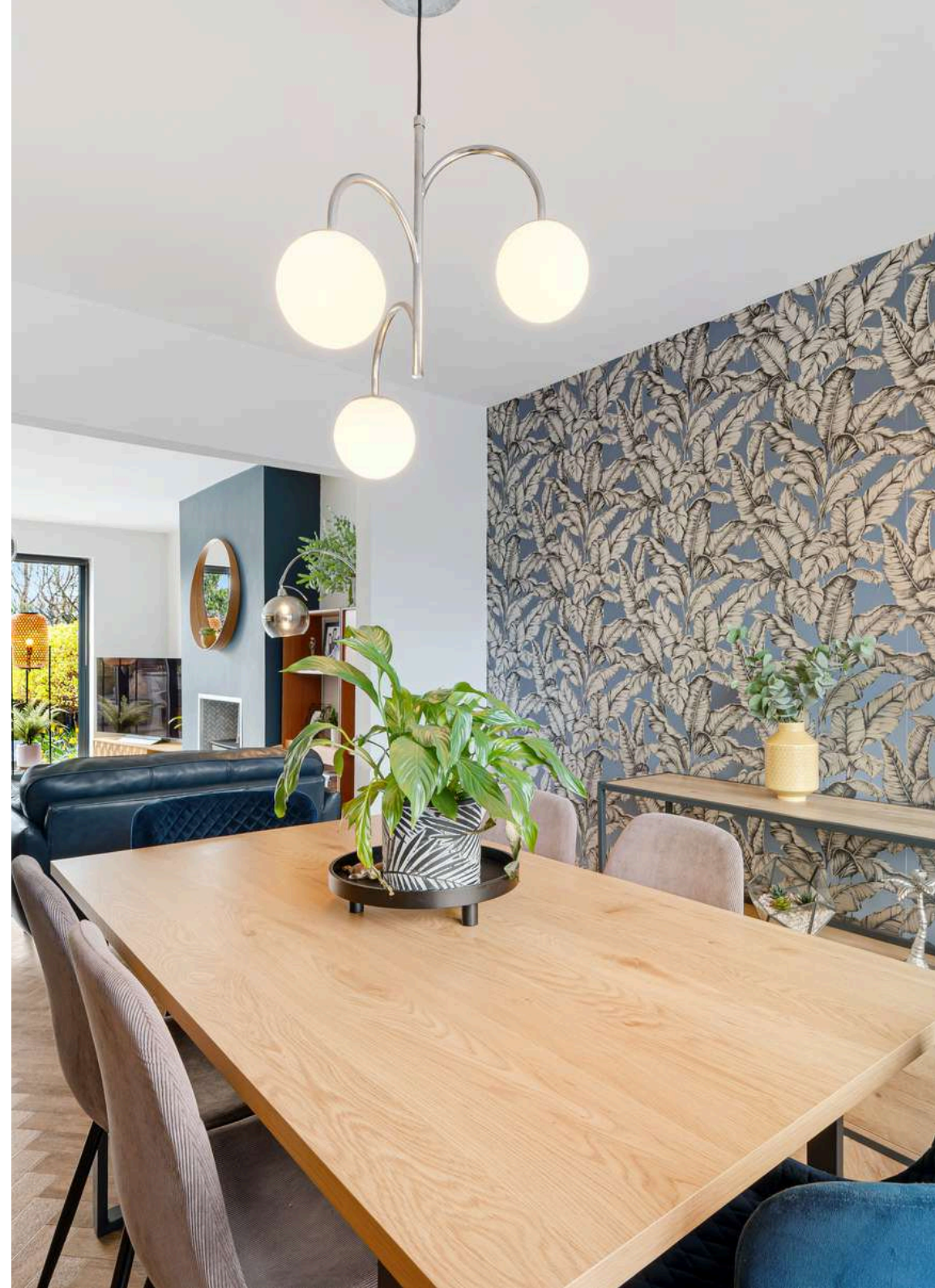
The kitchen itself is both stylish and generous. Ample cabinetry and a central island offer plenty of space to prepare, gather, and linger. Spotlights glow overhead, while the palette of white and black is lifted with hints of yellow, giving the room warmth and personality. Built-in appliances sit neatly within the design, making entertaining effortless, whether it's casual breakfasts at the island or evenings that stretch long into conversation.



Relax in Style

Beside the kitchen, the living area settles naturally around a wood-burning stove. Set against a navy blue feature wall and framed by a striking log store, it becomes the soul of the space. On winter nights, this is where the house gathers, warmth radiating softly as the outside world quiets. In summer, doors open wide and the room breathes out into the garden, blurring the boundary between inside and out.

Wrapped around from the living space, the dining area offers a quieter rhythm. A large window looks out toward the front garden, drawing daylight through the room, while feature wallpaper adds texture and continuity. There's space here to gather around the table, to talk, to linger, and to enjoy the simple pleasure of being together. It's a room that adapts easily, whether for lively family meals or slow weekend breakfasts.





Ascending Into Calm

Climb the staircase and the home continues to feel bright and composed. Pale grey carpet softens each step, while a Velux window above pours sunlight onto the landing below. Sage green walls bring a grounding calm, creating a gentle transition between the busy heart of the home and the quieter spaces above.



A Quiet Retreat

The family bathroom sits just off the top of the stairs, finished with a modern three-piece suite. Geometric tiling in soft blue tones wraps the space with character, while feature LED lighting and a large Velux window fill the room with light. A shower over the bath offers flexibility for family life, and the space feels fresh, contemporary, and quietly indulgent, perfectly designed for unwinding after a busy day.



Principal Peace

Across the landing, the principal bedroom feels like a retreat in every sense. A feature floor-to-ceiling window draws the outdoors in, overlooking trees and open fields beyond. Natural light moves gently across the room throughout the day, accompanied by birdsong from outside. Fitted wardrobes line one wall, offering generous storage, while soft blue tones add a sense of calm. An en-suite shower room completes the suite, styled with contrasting tiling and a modern drench shower, creating a private sanctuary to begin and end the day.





Rooms With A View

The second bedroom is a generous double room, overlooking the rear garden. Pale grey tones keep the room light and versatile, with plenty of space to shape it as a guest room, teenager's retreat, or creative space.

At the end of the landing, the third bedroom features a striking window that fills the room with natural light. Accents of pale blue bring softness, while the proportions allow the space to adapt easily as a nursery, study, or peaceful single bedroom.



A Garden Of Wonder

Step outside through the bifolding doors and the south-facing garden opens into a space designed for both relaxation and imagination. An Indian stone patio stretches wide, offering room for family seating or outdoor dining surrounding a log burner. Sleeper beds frame the space, ready for planting and seasonal colour.

Further down, a second seating area on gravel invites quiet moments with a book or a cup of coffee, while a garden room sits waiting at the edge of the space. Used as a private escape, it's perfect for a home office, studio, or simply somewhere to retreat and listen to the birds sing.

Beyond, a generous lawn stretches out, bordered by trees and wildlife. Deer, owls, squirrels and countless birds visit regularly, making the garden feel alive and ever-changing. For children, it's a place of adventure and discovery; for adults, a space to unwind, watch the seasons turn, and feel connected to the landscape.





Out & About

Set along Moorside Road on the edge of Tottington, this home enjoys a wonderful position where village life meets open countryside. With far-reaching views, scenic walks on the doorstep and everyday amenities close by, it's a location that offers both space and convenience – ideal for modern family living.

Tottington village is just a short distance away and provides everything you need day to day. Pick up essentials from the Co-op or Tesco Express, browse local favourites such as Cobwebs, or visit the butcher, florist and independent shops that give the village its strong sense of community. A GP surgery, barbers, hairdressers and beauty salons are also close at hand, making everyday life refreshingly straightforward.

Food and drink are a real highlight of the area. Enjoy a relaxed meal at Carmelo's, a long-standing Italian favourite, or head to Stanley's of Tottington for cocktails and modern small plates. Bilardi's Bar offers a lively setting for evening drinks, while local takeaways including China Rose and Asha provide plenty of choice for quieter nights at home.

For those who love the outdoors, Moorside Road is perfectly placed. Step out towards the open countryside and explore the surrounding moorland, or follow nearby routes along the Kirklees Trail, through Two Brooks Valley or around Old Kay's Park and Bottoms Hall. Tottington Park offers additional green space with a bowling and social club, while further afield, Burrs Country Park provides riverside walks and family-friendly open space.

Active lifestyles are well supported, with nearby golf courses, cricket clubs and leisure facilities offering plenty of opportunity to stay social and active.

Families are particularly well catered for, with highly regarded schools nearby including Tottington Primary School, Tottington High School, Elton High School and Holly Mount Primary School, along with local nurseries such as Mulberry Bush.

Commuters benefit from excellent connectivity. The M66 and A56 are easily accessible, while Bury town centre is just a short drive away, providing Metrolink services into Manchester and beyond.

Blending countryside surroundings with village convenience, Moorside Road offers a lifestyle that feels both spacious and connected – a setting where family life can truly flourish.



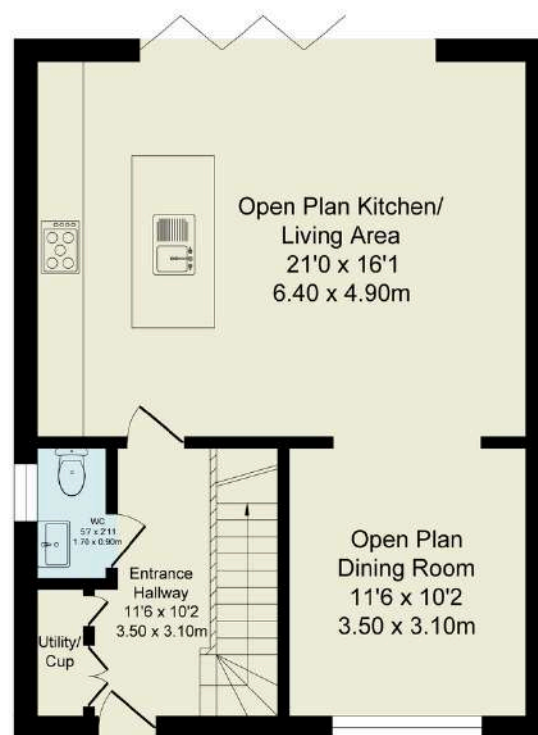
The Finer Details

- Three Bedroom Semi-Detached Home
- Open Plan Kitchen / Family and Dining Room with Amtico Flooring and Bi-folding Door to the Garden
- Principal Bedroom with Built-in Wardrobes and En-suite
- South-Facing Garden with Versatile Seating Areas and Open Aspect
- Garden Room Ideal for Home Office, Gym or Peaceful Retreat
- Close to Local Tottington Amenities & Convenient Commuter Links
- Bury Council Tax Band C
- Freehold
- Rent Charge £15 per Annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

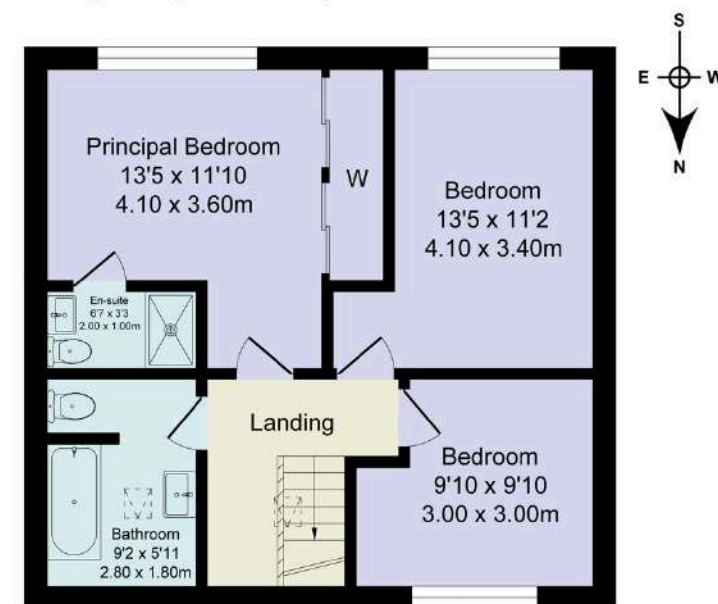
Total Approx. Floor Area 1108 Sq.ft. (102.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 589 Sq.Ft (54.7 Sq.M.)



First Floor

Approx. Floor Area 519 Sq.Ft (48.2 Sq.M.)



WAINWRIGHTS
ESTATE AGENTS

To view Moorside Road,
Call 01204 773556 or email sales@wainwrightshomes.com