HUNTERS®

HERE TO GET *you* THERE

Cote Lane

Littleborough, OL15 9LL

£410,000

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- HEART OF SHORE WITH PEACEFUL SETTING
- STONE CHARACTER WITH ORIGINAL FEATURES AND MODERN DECOR
- GENEROUS CORNER PLOT WITH LARGE PRIVATE GARDEN AND DRIVEWAY PARKING
- FREEHOLD
- EPC RATING E
- CLOSE TO SCHOOLS, SHOPS AND TRAIN LINKS TO MANCHESTER & LEEDS
- THREE DOUBLE BEDROOMS INCLUDING ONE CONVENIENT GROUND FLOOR ROOM
- TWO SPACIOUS RECEPTION ROOMS
- COUNCIL TAX BAND D

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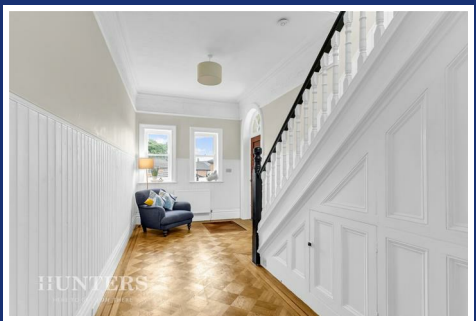

Set in an idyllic semi-rural position in the heart of Shore, this charming stone-built home offers the perfect blend of countryside living with everyday convenience. Enjoying a peaceful tucked-away setting, the property is within walking distance of open countryside while remaining just a short distance from Littleborough village, which provides a range of local amenities including well-regarded schools, independent shops, and a mainline train station offering direct links to Manchester and Leeds city centres.

This substantial and characterful residence is beautifully presented throughout, showcasing a wealth of original features combined with tasteful modern décor. The accommodation begins with a large and welcoming entrance hallway, setting the tone for the space and character found throughout the home.

The spacious lounge is a standout feature, boasting high ceilings, an impressive fireplace, and an abundance of natural light, creating a warm yet elegant living space. The kitchen is finished with attractive stone flooring and is well-appointed for everyday use. A separate dining room sits adjacent, enhanced by bi-fold doors opening onto the garden, creating a strong connection between indoor and outdoor living.

The property offers generous and flexible accommodation, including one double bedroom on the ground floor, and two further spacious double bedrooms along with a well-presented family bathroom.

Externally, the home occupies a generous corner plot with a fabulous large garden, offering privacy and plenty of outdoor space for garden enthusiasts and families. A driveway provides off-road parking for plenty of cars, adding further practicality.

This is a rare opportunity to acquire a character stone residence in a highly desirable semi-rural setting, combining charm, space, and convenience in equal measure. Call now to arrange a viewing.

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Hallway
21'3" x 9'5" (6.49m x 2.88m)
The hallway is bright and welcoming, featuring a charming parquet wood floor and white panelling on the walls that complement the neutral upper walls. A staircase with black and white spindles leads to the first floor, while a large arched window near the wooden front door allows natural light to flood in, creating a sense of openness and space.

Lounge
21'3" x 16'11" (6.49m x 5.15m)
The lounge is a spacious and elegant room with a warm carpeted floor and stylish decor. It features a striking large stone fireplace with a wood-burning stove, offering a cosy focal point. The room is filled with natural light from the three tall, arched windows dressed with curtains, which also provide lovely views to the outdoors. Decorative mouldings and subtle patterned wall coverings add character and charm to this inviting living space.

Kitchen/Breakfast Room
19'11" x 9'11" (6.08m x 3.03m)
This kitchen/breakfast room offers a delightful blend of traditional features and modern practicality. It is fitted with cabinetry contrasted by natural wood worktops and a stone floor that adds a rustic touch. The kitchen includes a large range cooker with a chimney breast featuring exposed brickwork, enhancing the character. A small window and a wooden door bring in light and provide access to the outside, while the overall room creates a bright, functional space for cooking and casual dining.

Utility Room
The utility room is compact and efficient, equipped with a stacked washer and dryer. It is painted in a calming green shade and has a traditional wooden floor.

Dining Room
19'11" x 7'3" (6.08m x 2.22m)
The dining room is a bright and airy space characterised by a striking deep blue wall that adds a modern contrast to the otherwise neutral palette. The room benefits from a vaulted ceiling and a full wall of bi-folding glass doors that open out to the garden, flooding the room with natural light and offering a seamless connection to the outdoor space. The stylish wood-effect herringbone flooring enhances the contemporary feel, making it a perfect spot for entertaining and enjoying meals with family and friends.

Bedroom 3
11'2" x 9'8" (3.41m x 2.96m)
A downstairs double comfortable room with neutral carpeting and blue decorated walls, featuring a central window that brings in natural light. It offers sufficient space for a double bed and additional furnishings, making it a cosy and private sleeping space.

Landing
9'3" x 14'8" (2.83m x 4.47m)
The landing upstairs is a bright and airy space with a neutral carpet and walls. A large arched window lets in plenty of natural light, creating a peaceful and welcoming atmosphere. This area provides access to the bedrooms and bathroom, with enough room for a small seating or reading nook.

Bedroom 1
14'3" x 16'11" (4.35m x 5.15m)
Spacious, light-filled double room with a neutral carpet and walls, featuring a large arched window that allows plenty of daylight and offers charming views. The room comfortably accommodates a double bed and has ample space for additional furniture including wardrobes and bedside tables, creating a pleasant and restful environment.

Bedroom 2
11'8" x 9'5" (3.56m x 2.88m)
Second double bedroom with neutral carpeting and décor that is flooded with natural light via two large windows with charming shutters to the front aspect.

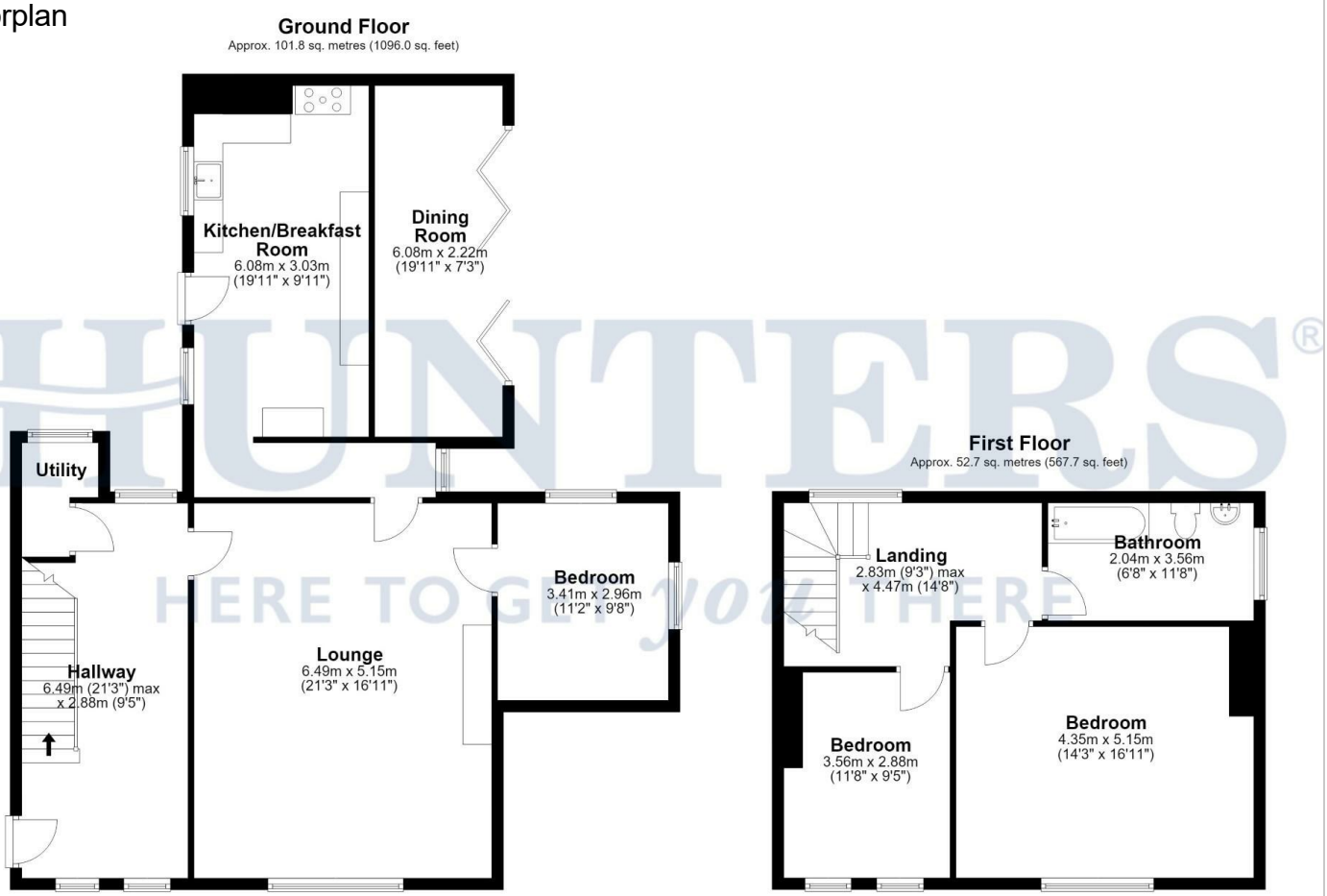
Bathroom
6'8" x 11'8" (2.04m x 3.56m)
The bathroom is tastefully decorated with a mix of neutral wall colours and classic white tiled splashbacks. It features a white bathtub with a shower over, a pedestal washbasin, and a traditional WC. A large arched window allows natural daylight to brighten the space, while the wood-effect flooring adds warmth and character.

External
The front exterior of this traditional stone-built property is full of character, featuring a slate roof and tall chimneys. Positioned on a corner plot, the home is framed by stone boundary walls and benefits from a driveway providing parking. Set along a quaint road with views of the surrounding countryside hillsides, it offers a picturesque and peaceful setting. Mature shrubs and greenery soften the stone perimeter, creating a welcoming approach to this charming home.

To the rear, the property reveals an extensive and private garden designed for both relaxation and recreation. A generous lawn is bordered by mature trees and shrubs, enhancing the sense of seclusion. Multiple terraced areas provide versatile outdoor living spaces, including a paved patio ideal for dining and entertaining and a gravel section perfect for more informal seating. A built-in basketball hoop adds a family-friendly recreational feature. Enclosed by stone walls and lush greenery, the outdoor space forms a tranquil retreat that complements the character of the home.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan



Total area: approx. 154.6 sq. metres (1663.7 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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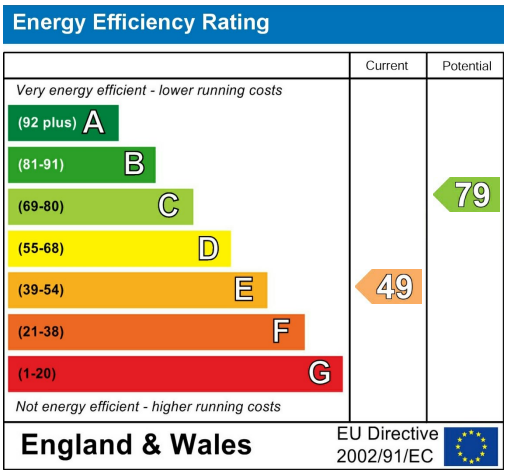
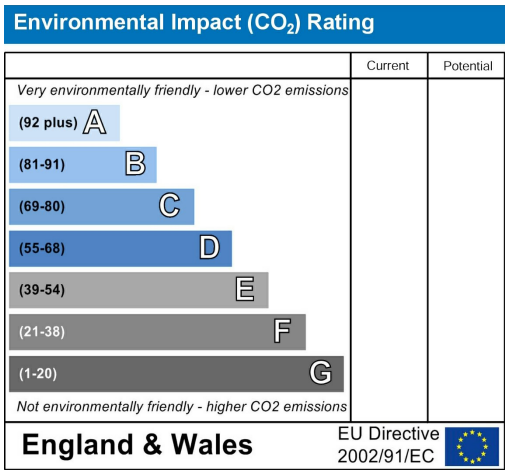
Energy Efficiency Graph

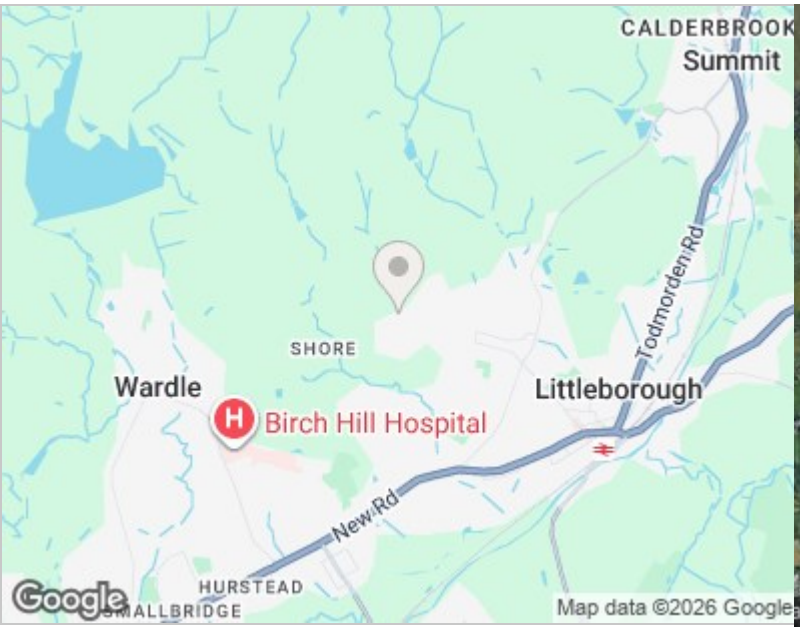




Viewing

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

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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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The Property Ombudsman