Claves.

Little Stones Road

Egerton, BL7 9UN

Offers over £270,000

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Tucked away on a quiet cul-de-sac in the sought-after village of Egerton, this deceptively spacious three-storey semi offers far more living space than your average semi-detached home. Recently upgraded with a brand-new kitchen and new roof in 2024, it combines modern comfort with stunning panoramic views over open countryside. Perfectly suited for family life, the layout includes a welcoming entrance hall, full-depth living room, spacious open-plan kitchen/dining room, home office, conservatory/utility, three bedrooms, and a family bathroom. Outside, the garage and under-garage basement provide exceptional storage, while the south-westerly garden captures the sun all afternoon through to spectacular sunsets.

Living Space

Step inside to a generous entrance hall with plenty of space for coats, shoes, and everyday essentials, keeping the rest of the home clutter-free.
On the upper ground floor, the full-length living room offers a rare sense of scale, with large windows at both ends filling the room with natural light. From the rear, the window perfectly frames those breathtaking countryside views. The space is styled with a contemporary finish, complemented by a traditional chimney breast, oak mantel, and decorative inlet for added charm.
Also on this level, a dedicated home office/study provides a quiet corner to work or focus, away from the busier heart of the home.

On the lower ground floor, the impressive open-plan kitchen and dining room is the social hub, complete with underfloor heating for year-round comfort. The kitchen's timeless yet modern design features integrated appliances, including a double oven, microwave, fridge-freezer, dishwasher, and a four-ring hob with concealed extractor. The breakfast bar seats four, while the spacious dining area is perfect for family meals and entertaining guests. The room flows into the conservatory/utility, leading directly out to the garden for easy indoor-outdoor living.

Bedrooms & Bathroom

Upstairs, three well-proportioned bedrooms make the most of the home's elevated position, with the rear bedrooms enjoying those same incredible scenic views. The family bathroom offers a blank canvas for a modern update to your own taste and style.

Outside Space

To the front, a private drive and garage provide easy parking, with the garage basement adding valuable extra storage.
The rear garden is a great highlight, south-westerly facing to catch the sun from midday until evening, with a raised decking area for relaxing, dining, and entertaining against the backdrop of breathtaking sunsets over Winter Hill. Below, the lawn offers space for children to play or for green-fingered owners to create their ideal garden retreat.

Location

Despite the peaceful, elevated setting, you're just moments from the heart of Egerton village and only a short drive to Bromley Cross. Both offer an excellent choice of pubs, restaurants, shops, and highly regarded schools and nurseries.
For outdoor lovers, the surrounding countryside, reservoirs, and West Pennine Moors provide endless opportunities for walking, cycling, running, and sailing.
Commuters benefit from quick access to the A666 for motorway connections, while Bromley Cross Train Station — around five minutes' drive — offers direct services into central Manchester.

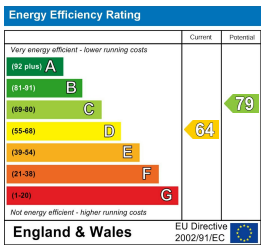
Key Details

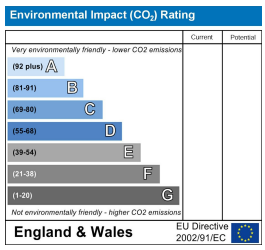
Tax band: C
Tenure: Leasehold
Ground rent: £14 per annum
Lease term: 1000 years from 1969
Heating: Gas boiler and radiators
Boiler: Worcester combi, installed in 2024
Loft: Insulated and boarded with a pull-down ladder installed

Area Map

Floor Plans

Energy Efficiency Graph





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