



**102 Watling Street, Affetside, Bury, Greater Manchester, BL8 3QL**

**For Sale - 6 Bedroom Detached - £749,950**

**6 bedroomed detached rural residence**

PRIVATE SALE BY OWNER THROUGH MOVE ON THE NET. COM

6 bedroomed detached rural residence with stunning panoramic views.

To arrange a viewing or for further information please contact the owner directly on 01204 888467.

This is a unique opportunity to purchase a detached rural period stone property in an unrivalled position with stunning panoramic views of the surrounding countryside.

The property which is double glazed throughout and is set within approximately one acre which is peaceful and located in countryside close to the Affetside village centre.

Additional features include a detached annex with an open living/ bedroom area and separate bathroom, stables, double garage, ample parking, spacious gardens and courtyard.

First Floor



#### ENTRANCE HALL/UTILITY (3.0m X 2.8m )

Accessed through the front door to the 1st floor of the property. With an original stone fireplace and door leading to kitchen. Exposed oak beams.

#### KITCHEN (6.4m X 2.7m )

Farmhouse kitchen with a comprehensive range of fitted wall and base units in sycamore. Sink unit. Ceramic hob and electric oven. Tiled elevations, maple. flooring and exposed oak beams. Steps leading to breakfast room and door to sitting room.

#### BREAKFAST ROOM (4.0m X 3.4m)

Light and airy breakfast room with large feature window with extensive views over Edgworth, surrounding countryside and beautiful eye catching views of the garden which can be accessed directly from this room. Maple wood flooring and exposed oak beams. Door leading to cottage garden and patio area.

#### SITTING ROOM (4.3m x 4.5m)

Stone fireplace with wood burning stove. Maple wood flooring. Open spindled staircase to 2nd floor. Door leading to rear courtyard. Door leading to lounge.

#### LOUNGE (4.2m X 3.5m)

Featuring stone fireplace with wood burning stove. Exposed oak beamed ceiling and windows to rear views. Door leading to staircase to ground floor.

#### Ground floor

#### 2nd LOUNGE/KITCHEN AREA (4.4m X 4.2m)

A range of fitted wall and base units. Stone mullioned windows to open countryside to the rear of the property. Feature fireplace. Exposed oak beams. Under stairs enclosed storage. Door leading to ground floor bedroom and door leading to games room.

#### GROUND FLOOR BEDROOM (3.6M x 2.7M)

Exposed oak beams. Stone mullioned windows. Door leading to en suite shower room.

#### ENSUITE SHOWER ROOM

Comprising w.c. sink and walk in shower cubicle with an electric shower.

Tiled elevations.

GAMES ROOM (4.5m X 4.2m)

Mullioned windows. Door leading to storage room.

STORAGE ROOM (4.2m X 2.8m)

2nd floor

Access landing by staircase from sitting room

BEDROOM 1 (4.55m X 3.0m)

Views of Affetside.

BEDROOM 2 (4.65m X 2.50m)

BEDROOM 3 (3.25m X 1.7m)

BEDROOM 4 (3.10m X 2.65m)

Door leading to en suite shower room.

EN SUITE (1.7m X 1.4m)

A three piece suite comprising: w.c., pedestal hand wash basin and walk in shower.

BATHROOM (3.2m X 2.75m)

A four piece suite comprising: hand painted w.c., pedestal hand wash basin and bidet. Large roll top bath. Window with stunning views to front of property.

STORAGE/BOILER ROOM

Annex

Door to entrance hallway and stairs leading to first floor accommodation.

Door to Shower room

SHOWER ROOM

Newly fitted three piece suite comprising w.c., pedestal hand wash basin and walk in shower.

LANDING

With range of modern kitchen units. Door to open living/bedroom area.

Living/Bedroom area.

## OUTSIDE

### Rear

To the rear of the property, approached with vehicular access, there is a courtyard.

### Front

To the front of the property there is a double garage, cottage garden with patio, gravel driveway leading to stable and paddock.

The garden is mostly laid to lawn, however, is well lined with mature trees, shrubs and other flowering plants.

SERVICES: All mains services supplied.

## WEALTH OF CHARACTER AND CHARM

## GENEROUS YET SECLUDED GARDENS & AMPLE PARKING

**Please note** - These property details have been provided by the advertiser of the property, and not Move on the net. As Move on the net is a publisher and not an estate agent it does not accept any responsibility regarding the accuracy or otherwise of the property details given. Always check the details before agreeing to purchase and ensure the services of a qualified Solicitor are used before the purchase of any property.

All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

## Property Features

- ✓ Central heating
- ✓ Close to schools
- ✓ Close to railway station
- ✓ Close to motorway network
- ✓ Close to amenities
- ✓ Ground floor flat
- ✓ Granny flat
- ✓ Alarm
- ✓ Security gates
- ✓ Wine cellar
- ✓ Cellar
- ✓ Shed
- ✓ South facing garden
- ✓ Extensive views
- ✓ Patio
- ✓ Landscaped gardens
- ✓ Gardens to rear
- ✓ Gardens to side
- ✓ Gardens to front
- ✓ Double garage
- ✓ Parking space
- ✓ Off road parking
- ✓ Driveway
- ✓ Not overlooked
- ✓ Open views
- ✓ Rural position
- ✓ Double glazing
- ✓ Cloaks
- ✓ Hallway
- ✓ Dining room
- ✓ Lounge
- ✓ TV room
- ✓ Playroom
- ✓ Dressing room
- ✓ Ensuite
- ✓ Utility room
- ✓ Bathroom
- ✓ Shower room
- ✓ Study
- ✓ Dining kitchen
- ✓ Kitchen