



Watling Street

Affetside

Miller Metcalfe  
Every step of the way

# Watling Street

Affetside

Terraced



EPC Rating - To be confirmed

- \*STUNNING STONE FARM CONVERSION WITH OPEN VIEWS TO FRONT AND REAR\*
- \*MANY ORIGINAL FEATURES INCLUDING BEAMS, LATCH DOORS AND FEATURE FIREPLACES\*
- \*FANTASTIC ACCOMMODATION ON OFFER INCLUDING 3 RECEPTION ROOMS AND 3 BEDROOMS WITH ENSUITE\*

Incredible stone farm conversion located in the very popular Affetside village, this lovely home has beautiful open views to the front and rear. This stunning property offers large accommodation including 3 spacious reception rooms, large breakfast kitchen with 'Redfyre' gas range, utility room, guest wc/cloaks, master bedroom with fantastic vaulted ceiling and modern ensuite, 2 additional bedrooms, victorian style family bathroom including claw foot bath. There is a double driveway at the front with mature garden area, to the rear there is a beautifully presented garden which enjoys the panoramic view and has patio area to the rear of the garden perfect for summer evenings and alfresco dining.



TENURE  
Freehold

LOCAL AUTHORITY AND COUNCIL TAX

Local Authority  
Bury  
Council Tax  
Band:  
D

Annual Price:  
£2,073

FLOOD RISK  
Very Low

SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

MOBILE COVERAGE AND BROADBAND SPEED  
Mobile Coverage

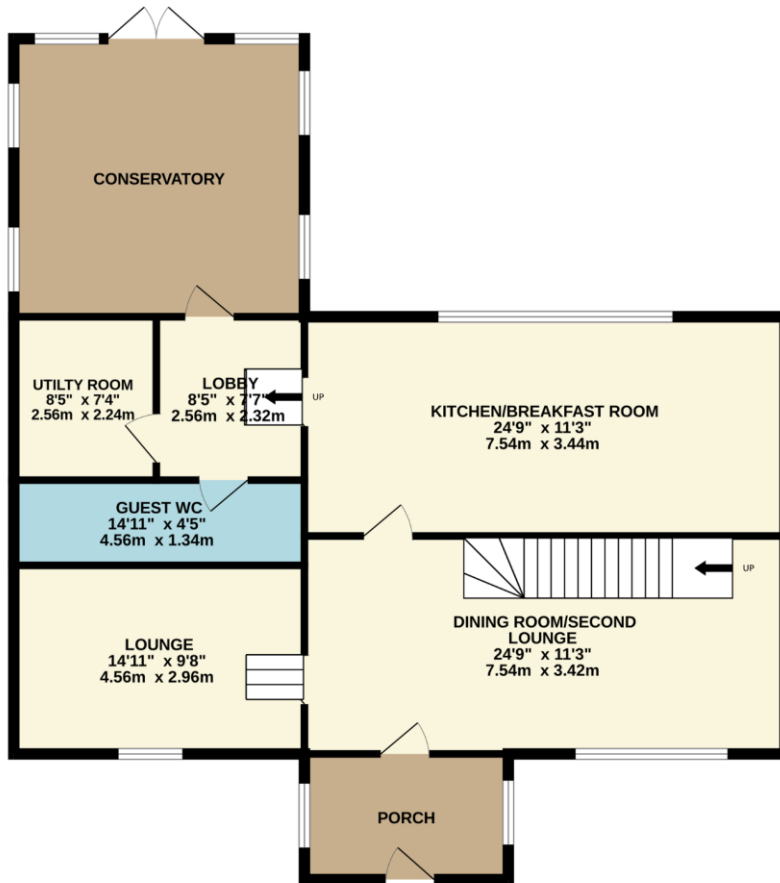
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps

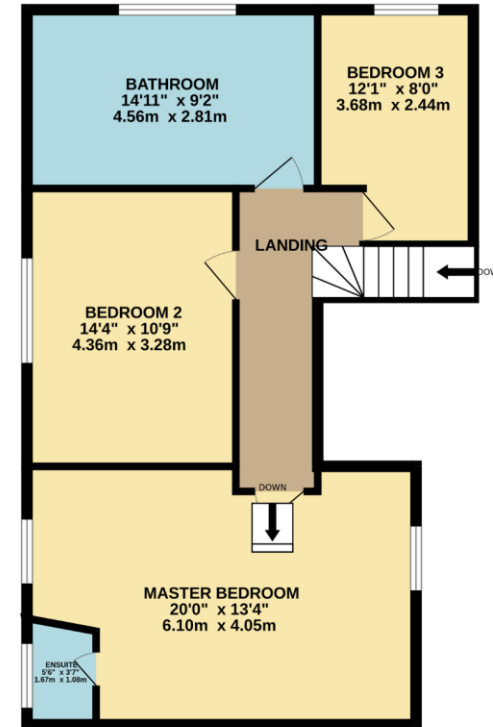




GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1912 sq.ft. (177.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.