

Offers in Region Of
£399,995
Freehold



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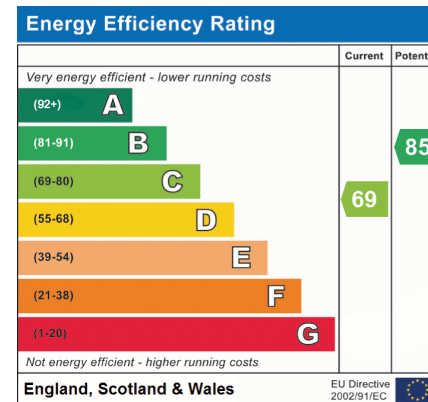


Features

- Stunning Three Bedroom Cottage with Breathtaking Views
- Spacious Lounge with Feature Stone Fireplace & Log Burning Stove
- Separate Dining Room with Exposed Stone Wall & Bi-Folding Doors
- Contemporary Dining Kitchen with Appliances & Utility Room
- Three Double Bedrooms
- Gas Central Heating & Double Glazing Throughout
- En-Suite Shower Room & Family Bathroom
- Beautiful Cottage Style Rear Garden with Pergola and Views
- Characterful Extended Property
- Freehold Property
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

Summary of Property

**** BREATHTAKING PANORAMIC VIEWS ** EN-SUITE SHOWER ROOM & UTILITY ROOM ** TWO RECEPTION ROOMS WITH BI-FOLDING DOORS ** BEAUTIFUL INTERIOR ** MUST SEE! **** Nestled in the heart of the highly sought-after village of Affetside, on a historic Roman road dating back to the 1700s, this beautifully presented three-bedroom terraced cottage perfectly combines period charm with modern family living. Thoughtfully enhanced by a full-width rear extension, the property offers deceptively spacious accommodation while retaining an abundance of character, making it a rare opportunity to acquire a home in this picturesque semi-rural setting. The accommodation begins with a welcoming entrance porch leading into two charming reception rooms, both showcasing the warmth and character expected from a property of this age. These versatile living spaces are ideal for relaxing with family or entertaining guests, with attractive cottage features adding to the home's unique appeal. At the heart of the property is the impressive kitchen, thoughtfully designed to provide a stylish and practical space for everyday living. Offering an excellent range of fitted units, generous work surfaces and ample room for dining, the kitchen creates a wonderful social hub. A separate utility room provides additional storage and laundry facilities, helping to keep the main living areas organised and clutter-free. The first floor hosts two generously proportioned bedrooms, both beautifully presented and filled with natural light, alongside a contemporary three-piece family bathroom finished to a high standard. Occupying the second floor is a superb principal bedroom, a spacious double room enjoying stunning far-reaching views across the surrounding farmland. This impressive retreat is complemented by a stylish modern three-piece en-suite shower room, creating an ideal principal suite. Externally, one of the property's most impressive features is the exceptional rear garden. Rarely found with a terraced cottage, this generous outdoor space offers the perfect setting for al fresco dining, entertaining, gardening, or simply relaxing whilst taking in the breathtaking open countryside views. The peaceful surroundings provide a true escape from the hustle and bustle of everyday life. Affetside is a highly desirable village renowned for its beautiful countryside, scenic walks and welcoming community, a stones throw to the Pack Horse Pub, whilst remaining conveniently positioned for easy access to nearby Ramsbottom, Bury and major motorway networks. Offering the best of both rural tranquillity and modern convenience, this outstanding home is sure to appeal to a wide range of buyers. Early viewing is strongly recommended to fully appreciate the charm, space, stunning views and exceptional lifestyle this wonderful cottage has to offer. Please contact our Ramsbottom



Local Authority

Bury Council
 Band D
 Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed front door, UPVC double glazed front window, radiator, tiled flooring, meter cupboard and ceiling point.

Lounge

UPVC double glazed front window, feature stone fireplace with log burning stove, TV point, meter cupboard, ceiling beams, wall lights and ceiling point.

Dining Room

Aluminium double glazed bi-folding patio doors, features exposed on wall, radiator and ceiling point.

Breakfast Kitchen

A modern range of wall and base units with complementary work surfaces, Belfast sink with mixer tap and drainer, gas range cooker with five ring gas hob, extractor unit above, integrated dishwasher, fridge and freezer, radiator, part tiled walls, tiled flooring, combi boiler, ceiling beams, storage cupboard under the stairs, ceiling point and stairs leading to the first floor landing.

Utility Room

Plumbed for washing machine and dryer, work surface, part tiled walls, radiator, laminate flooring, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

Storage under the stairs, ceiling point and stairs leading to the second floor landing.

Bedroom

UPVC double glazed front window, contemporary fitted wardrobes and units, radiator and ceiling point.

Bedroom

UPVC double glazed rear window, radiator, loft access and ceiling point.

Family Bathroom

A modern three-piece white suite comprising of a roll top freestanding bath with mixer taps, shower head above, glass shower screen, low level WC, wash hand basin with storage cupboard underneath, radiator, tiled walls, wall light, ceiling point and UPVC double glazed rear window.

Second Floor

Landing

UPVC double glazed rear window and ceiling point.

Bedroom

UPVC double glazed rear window, radiator, storage cupboard built into the eaves, ceiling point and ceiling spotlights.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low WC, wash hand basin with storage cupboard underneath, radiator, tiled walls, extractor unit, ceiling spotlights and small window.

Outside

Gardens

York stone paved patio area, artificial lawn, additional Indian patio area, external power point and lighting, well-maintained boards and shrubs and picket fence surround.



Floorplan



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.