

74
WATLING STREET

AFFETSID



Are you looking for a charming two-bedroom cottage with stunning countryside views?

Introducing Number 74 Watling Street, a beautifully decorated mid-terraced stone cottage that perfectly captures the essence of rural living. This delightful home backs onto open fields, offering breathtaking views that stretch out over Holcombe Hill and beyond. To the front, you'll enjoy picturesque vistas of Affetside Village Green and its serene pond.

With its idyllic setting and thoughtfully designed interior, Number 74 Watling Street is a haven of tranquillity and natural beauty, providing the perfect escape from the hustle and bustle of everyday life.





Step through the porch and into the cosy country living room, where the inviting ambiance immediately envelops you. The room's charming features, including a stone-backed wood burner fire and an oak-beamed ceiling, exude rustic elegance and warmth. Arrange your furniture around the center piece: the inviting fire. It features built-in lit shelving and wood storage below, seamlessly matching the beams and mantle above. A wall-mounted TV is positioned above the mantle, blending modern convenience with traditional style.

The soft grey carpeting underfoot offers a rich, luxurious welcome, complementing the neutral white walls that create a calming and serene atmosphere. The combination of these elements ensures the living room is both stylish and comfortable, perfect for relaxing or entertaining guests.





Follow the door through to the dining area, a quaint and neat space that continues the same charming décor as the lounge. In the corner, a woodburner stove adds a cosy touch, perfect for intimate dinners and gatherings. The open layout seamlessly flows into the extended kitchen area, where a vaulted ceiling and a Velux window flood both the kitchen and dining spaces with natural light, creating a bright and welcoming atmosphere.





A full wall of glazing, complete with patio doors, seamlessly opens out onto the garden, offering breath taking views of the picturesque countryside. The lush, verdant landscape looks like a living painting, enhancing the serene ambiance of the home.

White glossy Shaker-style cupboards and drawers are arranged in an L-shape, providing ample storage space. These are topped with a granite worktop and a matching splashback, along with a breakfast bar for casual dining. Integrated within the sleek units, you'll find modern appliances including a fridge, freezer, and an electric oven with a 4-ring gas hob and a stainless steel extractor hood above.

The grey tiling on the floor complements the worktop and harmonises beautifully with the white walls, creating a cohesive and stylish look throughout the kitchen.





Adjacent to the kitchen, you'll find a well-appointed 4-piece bathroom designed for both functionality and style. This bathroom features a WC, a pedestal wash basin, and a panelled bath equipped with a traditional mixer shower head tap. Additionally, there is a separate shower with a glazed enclosure screen for a modern touch. The double-width heated towel rail ensures your towels are always warm and ready.

The bathroom's grey tiling complements the aesthetic of the kitchen, creating a cohesive design throughout the home.





Back in the dining room, ascend the stairs to the first floor where you will discover the first of two double bedrooms. This spacious main bedroom, featuring two windows that provide lovely views over the village green, is large enough to accommodate a full set of furniture. With its neutral décor and plush grey carpeting, this bedroom is move-in ready and invites you to add your personal touches.





Towards the rear of the home, you will find the second bedroom. This cosy double room boasts built-in cupboards and continues the neutral décor theme. From here, you can enjoy fabulous views of the picturesque countryside, making it an ideal space for a guest room or a home office.



STEP OUTSIDE

Step outside the kitchen to discover a neat and contemporary enclosed patio garden. This low-maintenance outdoor space features modern slatted fencing, ensuring both privacy and style. The area is enhanced by outdoor lighting, creating a warm ambiance for evening gatherings. Additionally, there is a practical storage shed for your gardening tools and outdoor equipment.

From the patio, enjoy charming views of goats grazing in the field behind, with uninterrupted vistas stretching beyond, adding a touch of rural charm to your home.

Convenient off street parking is available ahead of the separate garage at the end of the row in addition to on street parking.





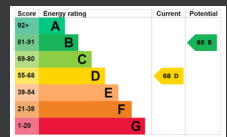


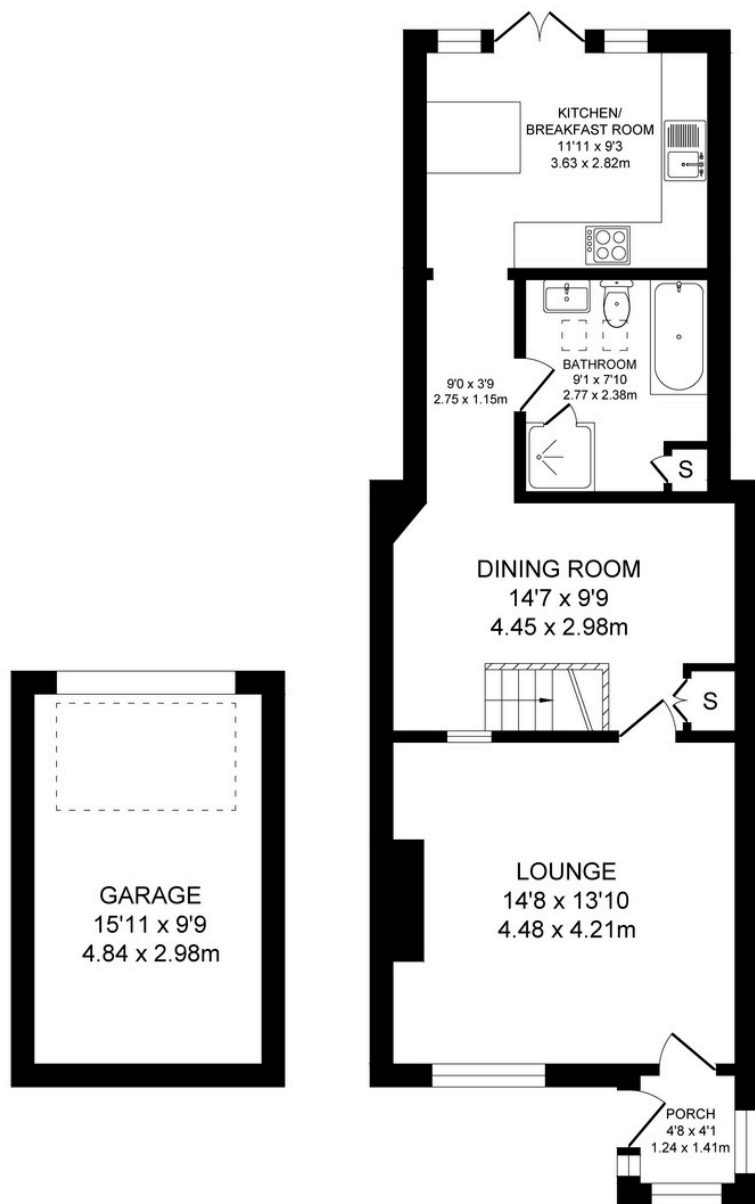




FEATURES:

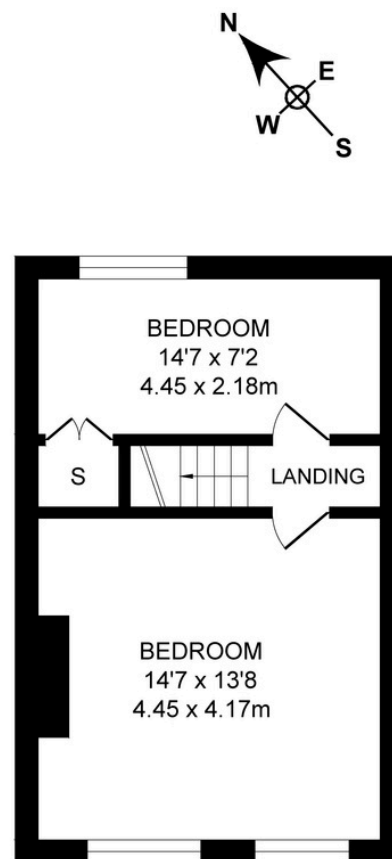
- CHARACTERFUL MID TERRACED COTTAGE
- TWO BEDROOMS
- FABULOUS COUNTRYSIDE VIEWS
- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- REAR ENCLOSED GARDEN
- SEPARATE GARAGE & OFF STREET PARKING
- TENURE: FREEHOLD
- EPC RATED: D
- COUNCIL TAX BAND: D





GARAGE
APPROX. FLOOR
AREA 14.4 SQ.M
(155 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 56.4 SQ.M
(607 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 32.8 SQ.M
(353 SQ.FT.)

TOTAL APPROX. FLOOR AREA 103.6 SQ.M. (1115 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

OUT AND ABOUT:

When you're not enjoying the tranquillity of the garden, slip into your walking boots and explore the scenic fields and footpaths that encircle the property. This idyllic location is a paradise for dog owners and families with adventurous children. For a delightful meal, take a short stroll to The Pack Horse pub, just a stone's throw away, or venture to the nearby villages of Harwood, Edgworth, Tottington, or Ramsbottom, where you'll find a variety of pubs, restaurants, and cafes to suit every taste.

The nearest village of Harwood offers a wealth of amenities to meet your everyday needs. You'll find a Morrisons supermarket for your grocery shopping. Additionally, the village features a Post Office, doctors' offices, and hairdressers. You can also visit the local butcher for fresh meats, a dentist for dental care, and several beauty salons for a bit of pampering. Whatever your needs, the village is well-equipped to provide for them.

74
WATLING STREET

AFFETSID
BURY BL8 3QW

NEWTON & CO

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:info@newtonco.co.uk)

WWW.NEWTONCO.CO.UK

