



- A two bedroom terraced natural stone cottage
- Extended lounge/dining room overlooking the garden
- Fitted kitchen and ground floor bathroom
- Low maintenance, enclosed, South facing garden
- Parking for three or four vehicles
- Offered for sale with no onward chain



***'A super terrace cottage which has been extended to create a lounge/dining room which then opens out onto a private low maintenance garden!'***

This two bedroom natural stone cottage is situated in a quiet, tucked away location and has been extended on the rear to create a larger living space and this one has plenty of allocated parking also! The property itself is presented in good order, there is an entrance lobby as you enter with door to the kitchen and the bathroom. The property has a extended lounge/dining room with doors opening onto the garden, fitted kitchen with stairs to the first floor and the bathroom is located on the ground floor with shower over the bath. On the first floor there are two double bedrooms. GCH and double glazing. Offered for sale with no onward chain.

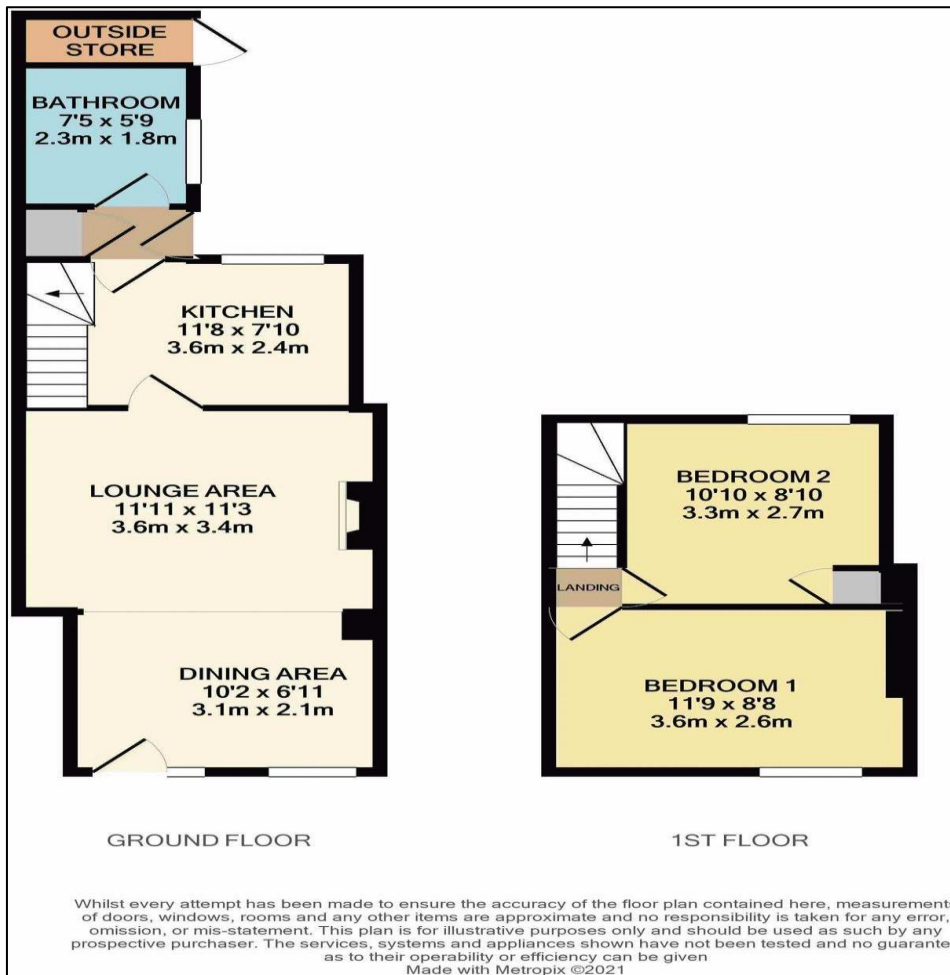
Externally the property has a lovely garden attached to the property which has been laid to chippings and planters for ease of maintenance. At the top of the garden is a shared pedestrian pathway and beyond this is an area that would be perfect for a shed or such like. The property has a courtyard outside the back door and a store housing the boiler. The property also has parking for three or four cars a short distance from the property and a further stone built store.

Wells Square is an ideal home for those looking for a lovely miners cottage that is commutable to neighbouring towns and cities yet there are still plenty of handy amenities nearby for convenience. Regular public transport is also readily available and it is only a stones throw from local schools and shops.

**Tenure:** Freehold

**Council Tax Band:** B





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.