



- A two bedroom stone built mid terrace cottage
- Good size kitchen/dining room and cosy lounge
- Two decent sized first floor bedrooms and a ground floor bathroom
- Sunny, private rear garden
- Allocated parking space closer to the property
- Vendor suited with onward plans



'A charming natural stone cottage set in a quiet position and enjoys a good size kitchen/dining room!'

This charming two bedroom terraced cottage is in tidy order and would make the ideal first home. There is a cosy lounge which overlooks the sunny garden and has the stairs to the first floor and there is a well fitted kitchen/dining room which is a really generous size. There is a rear lobby area with door into the bathroom with shower over bath. On the first floor there are two generous sized bedrooms with storage and the property also benefits from upvc double glazing and gas central heating.

The property enjoys a sunny South facing rear garden laid mainly to lawn and to the far end there is a hardstanding with a shed. There is a shared pathway serving the terrace beyond the rear wall. The property itself is accessed via a shared vehicular access and has one allocated parking space.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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01761 411020 or email us at 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.