



- A cosy two bedroom mid terrace cottage
- Offered for sale with no onward chain
- Lounge, separate dining room and kitchen
- Two good sized bedrooms and ground floor bathroom
- Enclosed rear garden and two parking spaces
- An ideal first purchase



'A cosy terraced cottage set away from the road with both an enclosed garden and parking for a couple of vehicles!'

This two bedroom terraced cottage could make an ideal first purchase with plenty to offer. The property enjoys accommodation which comprises a lounge which overlooks the sunny garden and has the stairs to the first floor, a well fitted kitchen and there is separate dining room which is a generous size. There is a rear lobby area/utility area and the bathroom is also on the ground floor. 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. Offered for sale with no onward chain.

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 two allocated parking space. The property has an external store and also a small outbuilding opposite the cottage.

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



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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

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.