



## 2 Stokes Cottages, Ponthir, NP18 1PL

Asking price £240,000



This well presented mid terrace house on Stokes Drive offers a delightful blend of comfort and style. With three bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The heart of the home is the inviting reception room, which provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the house is utilised effectively.

Situated in a desirable location, this house is close to local amenities and offers easy access to transport links, making it an excellent choice for those commuting to nearby cities.



MAIN DESCRIPTION

This beautifully presented terraced property has been thoughtfully modernised by the current owner and is ideally situated close to local schools, shops, and amenities, with excellent road links nearby.

Upon entering, you are welcomed by a bright entrance hall with stairs rising to the first floor and a useful under-stairs storage area. The modern kitchen/diner is fitted with a range of contemporary base and wall units, a breakfast bar, an induction hob with electric oven, integrated dishwasher and fridge/freezer and a cupboard housing the boiler – perfect for modern family living.

To the rear, the lounge features a charming wood burner and offers direct access to the garden via a rear door and window, creating a warm and inviting space.

Upstairs, there are three bedrooms and a stylish family bathroom comprising a panelled bath with rainfall shower over, a vanity unit with wash hand basin and WC, and a rear-facing window.

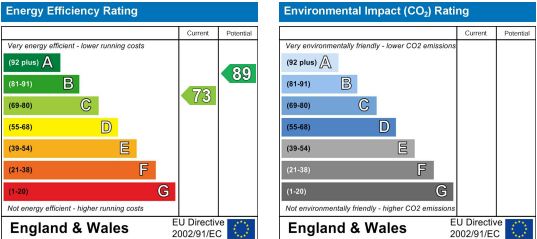
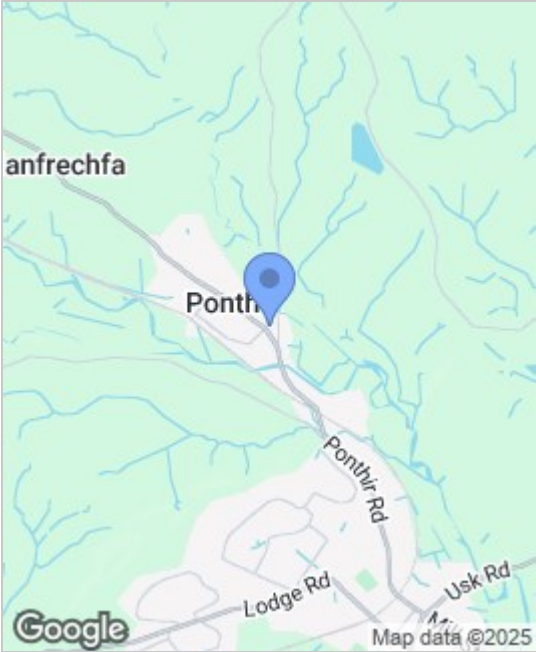
Outside, the enclosed rear garden is designed for low-maintenance living, offering a patio area ideal for outdoor dining and relaxation. To the front, a pathway leads to the entrance, flanked by decorative chippings.

This property must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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