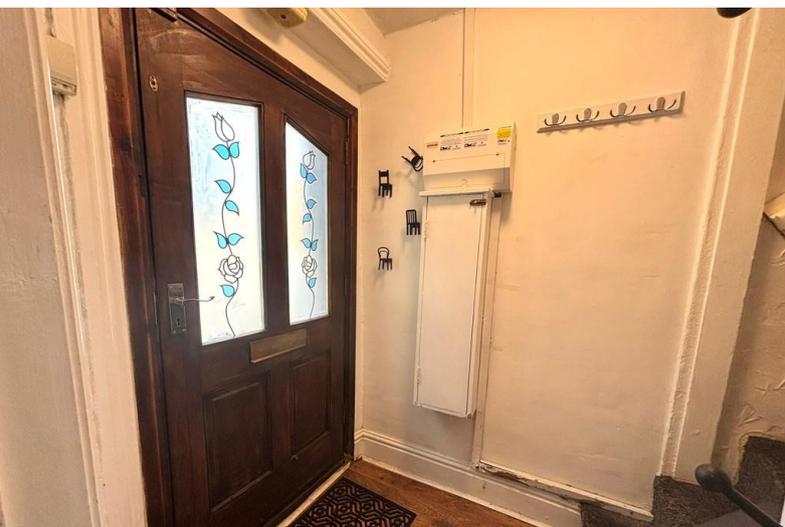




37 Green End

- TWO BEDROOM COTTAGE
- MODERN KITCHEN
- POPULAR LOCATION
- CLOSE TO CENTRE OF CLAYTON VILLAGE

Offers In Region Of £120,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Situated in a sought-after area, this delightful two-bedroom mid-terraced Grade II listed cottage offers a perfect blend of character and comfort. Retaining some original features, including exposed beams and period fireplaces, the property exudes charm while offering all the essentials for modern living. Ideally located within easy reach of local amenities, schools, and transport links, this lovely cottage is perfect for first-time buyers, downsizers, or anyone looking for a characterful home in a vibrant community. Early viewing is highly recommended to appreciate the charm and potential of this lovely home.

ENTRANCE HALL

4' 11" x 4' 03" (1.5m x 1.3m) Accessed via a traditional front door, the entrance hall offers a warm welcome into the property. There is convenient space for coats, shoes, and storage, making it a practical entryway. Stairs rise to the first floor, creating a natural flow through the home while maintaining the cottage's character and charm.



LIVING ROOM

13' 09" x 16' 05" (4.19m x 5m) A spacious and characterful living room featuring original exposed beams and a beautiful stone fireplace, adding warmth and charm to the space. A stone window sill complements the cottage style, with a window to the front allowing in plenty of natural light. The room benefits from wood flooring throughout and offers direct access to the rear garden via a back door, seamlessly blending indoor and outdoor living.

KITCHEN

13' 09" x 5' 10" (4.19m x 1.78m) A modern and stylish kitchen fitted with sleek grey gloss wall and base units, offering ample storage and a contemporary finish. A window to the rear provides natural light and a pleasant outlook over the garden. The kitchen is well-equipped with integrated appliances for a streamlined look, and also benefits from a separate pantry ideal for additional storage and organisation.

BEDROOM ONE

9' 11" x 6' 04" (3.02m x 1.93m) A generously sized and characterful master bedroom featuring original ceiling beams that add charm and a sense of history to the space. A window to the front provides plenty of natural light, while fitted wardrobes offer excellent storage. The room is completed with a central heating radiator for year-round comfort.



BEDROOM TWO

9' 11" x 7' 11" (3.02m x 2.41m) A bright and well-proportioned second bedroom with a window overlooking the rear, offering a pleasant view and natural light. The room is fitted with a central heating radiator and provides a versatile space, ideal as a guest room, home office, or nursery.



HALLWAY

The first floor hallway provides access to all upstairs rooms and features large sliding door storage, offering practical and discreet space for linens, clothing, or household items. A functional and tidy landing area that enhances the home's overall organisation.

BATHROOM

6' 07" x 6' 01" (2.01m x 1.85m) A modern and well-appointed bathroom featuring a stylish three-piece suite, including a hand wash basin, WC, and a walk-in shower. The space is enhanced by a heated towel rail for added comfort and retains character with original ceiling beams, blending contemporary fittings with period charm.



EXTERIOR

The rear of the property offers a private and low-maintenance outdoor space, featuring a combination of flagged patio and artificial grass, perfect for



relaxing or entertaining. The garden is fully enclosed with fencing, providing privacy and a secure area for children or pets.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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