



- A charming, natural stone character cottage situated in a quiet location
- Spacious lounge dining room with log burner and solid oak flooring
- Free standing kitchen to rear and entrance reception to front
- First floor, two bedrooms, one large double, one single and a good-sized family bathroom
- On the second floor there is an additional loft store with velux windows
- Gravelled hard stand parking for one car, lawned garden and workshop



"A traditional miners cottage located in a quiet sunny spot, brimming with character and enjoying convenient parking and a good size garden with workshop".

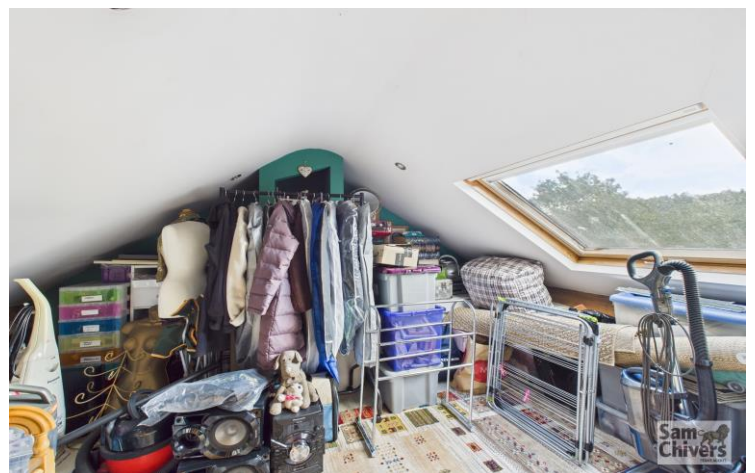
Hope Terrace is located just a short walk from the High Street, the town park and the "greenway" which provides the ideal space for dog walking and leisure pursuits.

The accommodation comprises entrance reception with plenty of storage space and wooden double doors into a spacious lounge dining room which has a feature log burner and solid oak flooring. A free standing kitchen is situated to the rear, areas of which require cosmetic finishing, door to rear. The newly installed central heating boiler is also located in the kitchen. On the first floor there is a double bedroom to front with a pleasant leafy view, a single bedroom and large family bathroom are also on this floor. From the first floor landing a staircase rises to an additional loft room with two velux windows.

Outside, to front is a shared vehicle access leading to a gravelled hard standing for one car. A stepped pathway leads down to a charming lawn garden, fully enclosed with gravelled patio area, ornamental pond and detached block and render workshop. To the rear of the property is a shared pathway.

**Tenure:** Freehold. **Council Tax Band:** B.



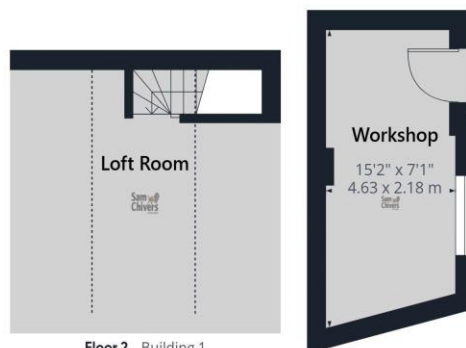




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2

Approximate total area<sup>(1)</sup>

904 ft<sup>2</sup>

83.9 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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