



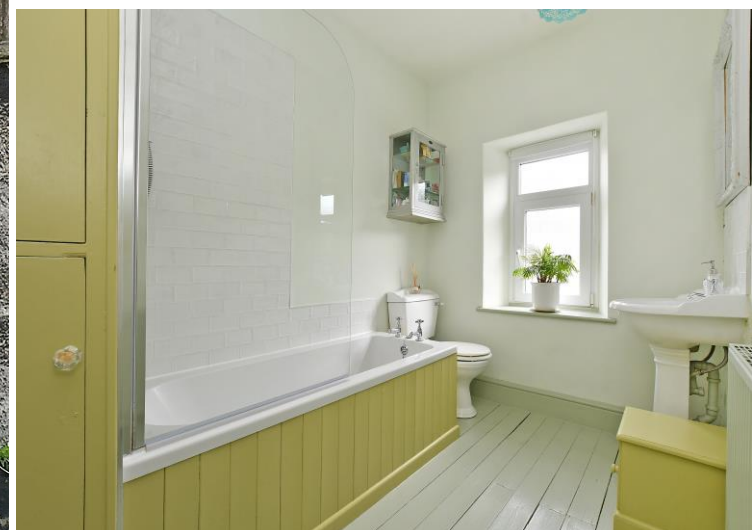


7 Church Street

Bradwell • Hope Valley • S33 9HJ

Guide Price £245,000 - £265,000

A beautiful stone built mid terrace cottage nestled in the highly sought-after Hope Valley village of Bradwell. The property comprises of generous living and dining room with L shaped kitchen, 3 bedrooms, loft space ideal for conversion (due to any necessary consents) and stunning views towards Bradwell Edge. Freehold. The living room features 18th century-stained wooden floorboards with a Derbyshire grit stone original fireplace and stone hearth. The dining room is generously sized with views to the rear of the property and door leading though to the kitchen. The L shaped kitchen has painted wooden wall and base units with laminate worktops and space for appliances with a door leading out to the rear patio and off-street parking. The landing and stairs have beautiful original features and character with traditional wooden doors, panelling and handrail leading to the first floor where a loft hatch provides access to a generously sized attic space offering scope for conversion. There are 3 bedrooms, 2 of which are double all neutrally decorated with uPVC windows and to the rear stunning views towards the church and Bradwell Edge. The bathroom consists of a traditional 3-piece white suite with an electric shower over the bath. Additional storage houses the hot water cylinder. To the rear of the property is an access road, stone flagged patio area with overhead canopy featuring a summer house and stone built external storage. Bradwell is a beautiful Derbyshire village easily commutable with both Sheffield and Manchester. With an array of local shops, cafes, pubs and amenities.



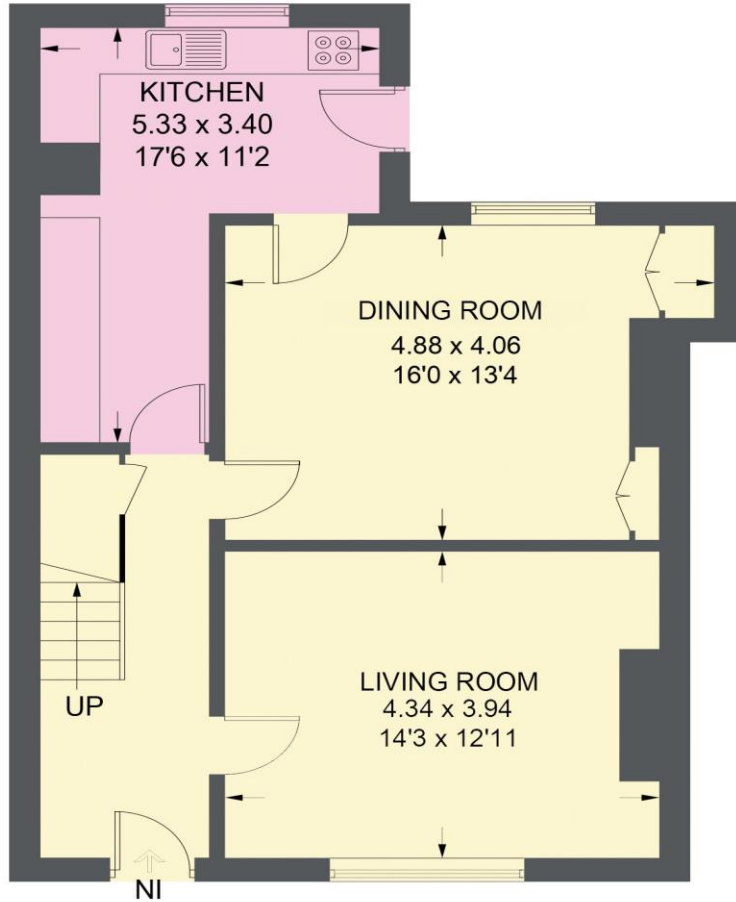
- A Beautiful Stone Built Mid Terrace Cottage
- 3 Bedrooms
- Stunning Views Towards Bradwell Edge
- 18th Century Wooden Floorboards
- Derbyshire Grit Stone Original Fireplace

- Spacious Loft with Potential for Conversion
- Situated In Stunning Derbyshire Village
- Stone Flagged Patio
- Council Tax Band B / EPC Rating D
- Freehold

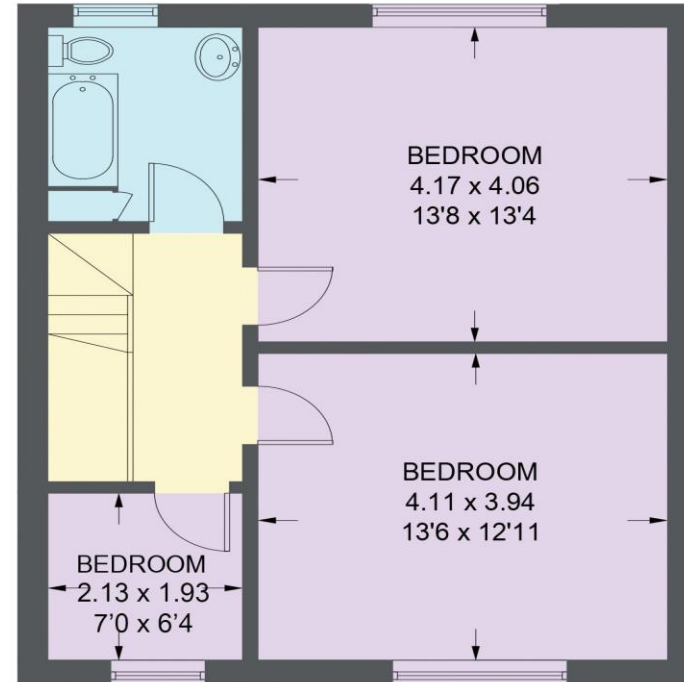


7 CHURCH STREET

APPROXIMATE GROSS INTERNAL AREA = 110.6 SQ M / 1190 SQ FT



GROUND FLOOR = 60.1 SQ M / 647 SQ FT



FIRST FLOOR = 50.5 SQ M / 543 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.