

33 Cleveland Way,
Shelley HD8 8NQ

OFFERS AROUND
£300,000



A FABULOUS WELL PRESENTED THREE BEDROOM FAMILY HOME OFFERING SPACIOUS LIVING ACCOMMODATION WITH A LOVELY ENCLOSED GARDEN, GARAGE AND DRIVEWAY. FREEHOLD. ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL 6'1" x 9'7" max

You enter the property through a mahogany effect UPVC door into the entrance hall which is a perfect space to remove coats and shoes which could then be stored in the built-in cupboard. Stairs ascend to the first floor and doors provide access to the downstairs W.C., lounge and kitchen.

DOWNSTAIRS W.C. 4'9" x 5'2" max

A larger than average downstairs W.C. which is beautifully fitted with a vanity unit incorporating a square contemporary basin with a mixer tap and a concealed cistern W.C. and storage cupboards too. The room is fully tiled in a combination of grey and white tiles with a decorative border. A small window allows some natural light, there is a chrome heated towel rail and a door leads into the entrance hallway.



KITCHEN 8'2" x 11'10" max

This galley kitchen is fitted with mahogany effect shaker style units, roll top worktops, tiled splashbacks and a cream sink with mixer tap. There is a freestanding gas cooker, an integrated under counter freezer, integrated microwave and space for a tall fridge freezer. A large window allows a generous amount of natural light and looks out on to the driveway of the property. Further light is generated by spotlights and there is practical vinyl flooring underfoot. A door gives access to the pantry which also is plumbed for a washing machine. A door leads into the entrance hall, an archway to the dining room and there is a UPVC stable door which leads out on to the driveway at the side of the property.



DINING AREA 7'10" x 8'3" max

The dining area is situated to the rear of the property and is a continuation of the lounge. It has a splendid view of the garden through the rear window and space for a good-sized table. A small archway leads through to the kitchen.



LOUNGE 11'3" x 17'7" max

This spacious lounge has ample space to accommodate lounge furniture and is flooded with natural light from the large windows which face into the conservatory beyond and enjoy views of the rear garden. The room benefits from wooden storage along one wall which also incorporates an electric Optiflame fire set in a tiled and wooden surround giving the room a lovely focal point. Doors lead to the entrance hallway, the conservatory and a large archway opens out into the dining area.



CONSERVATORY 9'8" x 9'8" max

A lovely space from which to enjoy the garden, with dwarf walls and a mahogany UPVC frame this generous conservatory is fitted with roof blinds to provide some shade from the warmth of the afternoon sun. Doors lead into the rear garden and also into the lounge.



LANDING 9'10" x 12'5" max

Stairs ascend from the entrance hall to this unique landing which is flooded with natural light from a large window which has views out to the quiet street at the front of the property. Doors lead into the three bedrooms, a storage cupboard and the house bathroom.

BEDROOM ONE 12'2" x 10'7" max

This spacious double bedroom can be found to the rear of the property and enjoys views of the rear garden. It is fitted with teak wardrobes and a dressing table to one wall and a headboard with attached bedside tables on the other side, perfect for accommodating a double bed. A door leads on to the landing.



BEDROOM TWO 10'11" x 10'1" max

A light and airy double bedroom with white fitted wardrobes providing ample storage. Located to the front of the property, it has a large window allowing lots of natural light. There is space for further freestanding furniture and a door leads on to the landing.



BEDROOM THREE 9'3" x 7'9" max

Currently used as a crafting room/office by the current owners this single bedroom benefits from a built-in cupboard with hanging space. It has a window which looks out over the rear garden and a door leads on to the landing.

HOUSE BATHROOM 6'10" x 6'2" max

A contemporary bathroom fitted with a white vanity suite incorporating a hand basin and concealed cistern low level W.C. with cupboards beneath and a separate bath with shower attachment. The room is fully tiled and has a window allowing some natural light to enter.



REAR GARDEN

This splendid enclosed west facing garden has a patio area, perfect for al fresco dining, stepped stone built planters around the perimeter and a vegetable plot at the end of the garden. There is also a lean to greenhouse adjoining the single garage.



FRONT, GARDEN AND PARKING

To the front of the property is a large driveway with parking for at least two vehicles with a planted border around the edge, the driveway continues down the side of the property to a single garage.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

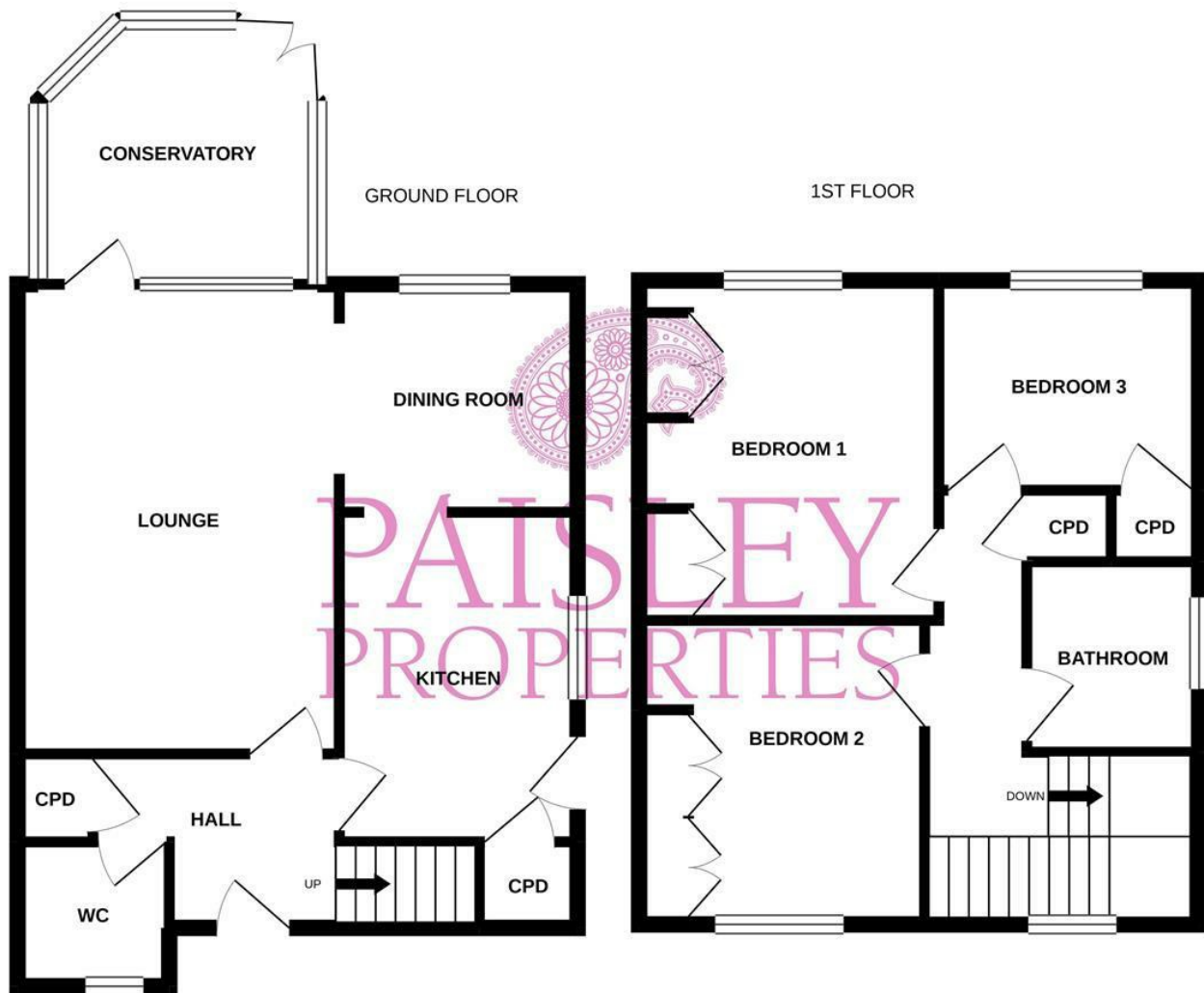
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Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 to arrange an appointment.

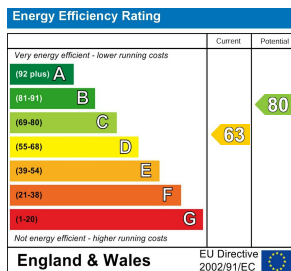
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PAISLEY SURVEYORS

We work alongside Gareth Allen at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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