



THIS IS A TWO BEDROOM LINK DETACHED HOUSE WITH LARGE RECEPTION ROOM, CELLAR, COVERED OUTDOOR SEATING AREA AND LOVELY LOCATION.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: F

## **ENTRANCE HALL 4'9" apx x 4'6" apx**

You enter the property through a UPVC door into an entrance hall. Stairs ascend to the first floor landing and a timber door leads to the lounge.

## **LOUNGE DINER 18'11" max x 15'9" max**

This impressive reception room is generous in size and has dual aspect windows which let lots of natural light in. There is an attractive feature fireplace with tile and timber surround and a beautiful stone slab hearth. To one alcove there are built in wooden units and the room offers an abundance of space for freestanding living and dining room furniture. Doors lead to the entrance hall and cellar and an opening leads to the kitchen.



## **KITCHEN 8'9" apx x 8'7" apx**

Fitted with a range of pale wood effect wall and base units, roll top work surfaces, tiled splashbacks and a stainless steel sink and drainer this kitchen offers the space for freestanding appliances alongside a fitted oven, hob, extractor, integrated fridge freezer and dishwasher. A side window looks out over the covered seating area and enjoys lovely far reaching views. Subject to planning consents the kitchen could be extended into the outside area. A part glazed uPVC door leads out to the garden and an opening leads back to the lounge.



## **CELLAR**

Steps lead down from the lounge to a cellar where there is a large stone slab table.

## **FIRST FLOOR LANDING 12'5" apx x 4'11" apx**

Stairs ascend from the entrance hall to this spacious first floor landing. The space could be utilised for a desk and chair, seating or freestanding storage items. There is a ceiling hatch providing access to the loft, wood effect laminate flooring and timber doors lead to the two bedrooms and wet room.

## **WET ROOM 5'10" apx x 4'9" apx**

This fully tiled wet room is fitted with a mains shower, corner hand wash basin with mixer tap over and low level W.C. There is a side facing obscure glazed window, spot lighting, a white heated towel rail and a door which leads to the landing.



### **BEDROOM ONE 13'8" apx x 9'6" max**

This is a good sized double bedroom with space to house a range of furniture. There is a front facing window over looking neighbouring woodland, a corner cupboard which neatly houses the property's central heating cupboard and wood effect laminate flooring. A door leads to the landing.



### **BEDROOM TWO 13'8" apx x 8'10" max**

A second well proportioned room this could accommodate a double if needed but would alternatively make a superb single room. There is a front facing window, wood effect laminate flooring and a timber door which leads to the landing.



## FRONT

To the front of the property is a quaint low maintenance garden which is laid with artificial turf.

## AUCTIONEERS COMMENTS

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





## REAR

To the rear of the property there is a covered garden area which can be accessed via the kitchen or through a gate and down the side of the property. There is also the old outside toilet building.

## 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 MORTGAGES**

Mandy Weatherhead 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 Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

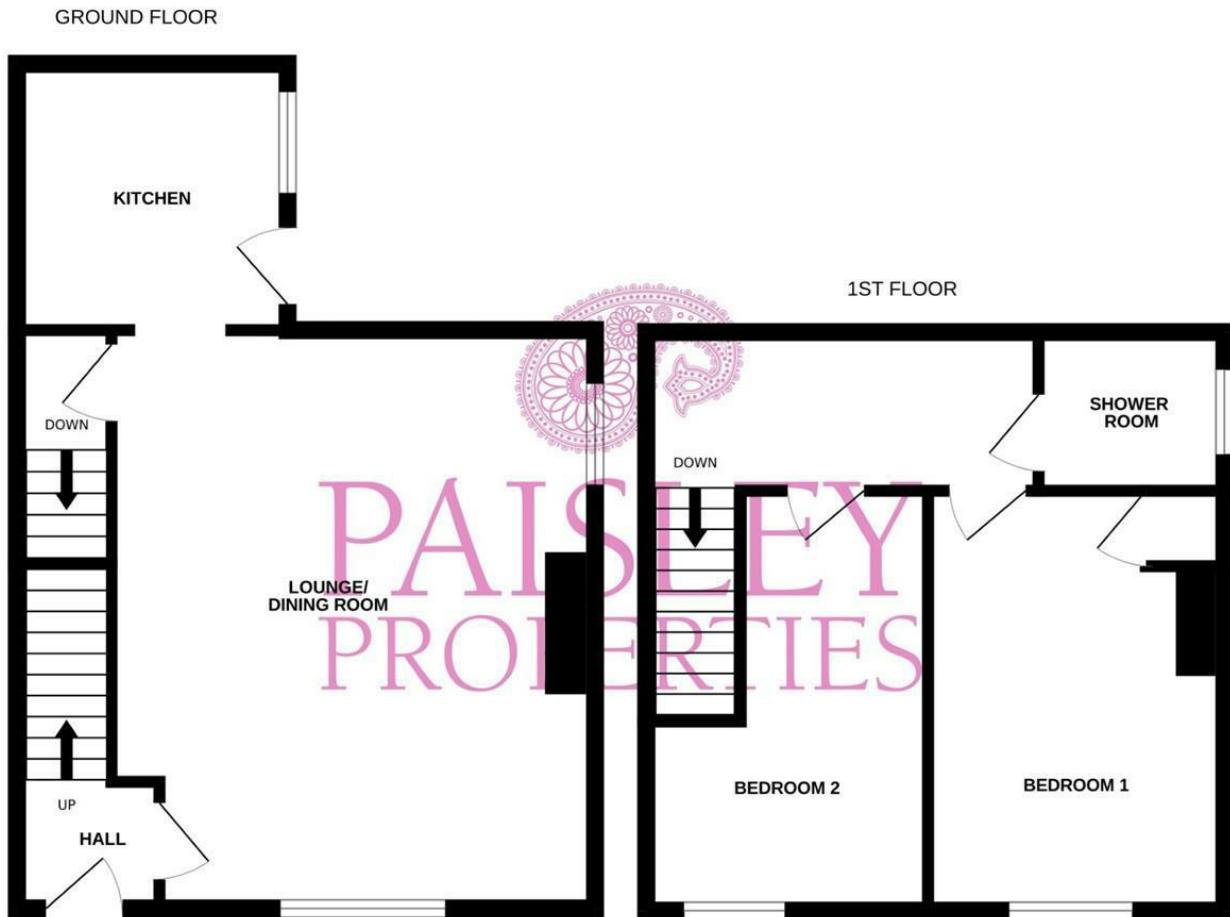
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

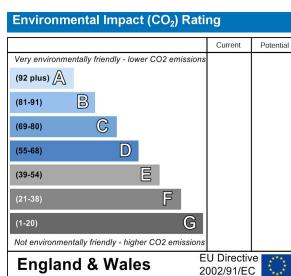
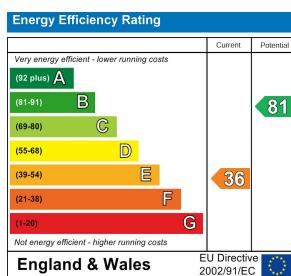
## **PAISLEY SURVEYORS**

We work alongside Michael Kelly 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 01484 501072 / [office@paisley-surveyors.co.uk](mailto: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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