

12 Willow Gardens,  
Scissett HD8 9UY

OFFERS AROUND  
£280,000



THIS SUPERB THREE BEDROOM SEMI DETACHED HOME SITS IN A DESIRABLE POSITION WITH OFF ROAD PARKING FOR TWO, FRONT AND REAR GARDENS.

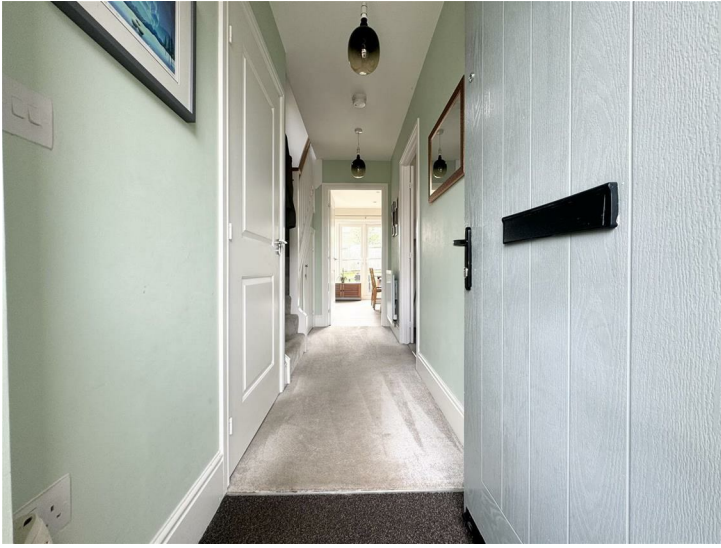
FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B / ANNUAL MAINTENANCE CHARGE OF £110.00 FOR COMMUNAL AREAS

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 13'3" apx x 3'10" apx**

You enter the property through a composite door into the welcoming entrance hallway where there is matting as you step in providing a space to remove shoes, a staircase ascending to the first floor landing and doors leading to the lounge, dining kitchen and downstairs W.C.



### **LOUNGE 15'8" apx x 10'11" apx**

Positioned to the front of the property this spacious lounge is decorated in neutral tones and has a front facing window. There is ample space for a range of freestanding furniture and a door opens to the entrance hall.



### **DINING KITCHEN 18'0" apx x 11'3" apx**

Spanning the width of the property this generously sized dining kitchen provides plenty of room for a table and chairs alongside further freestanding furniture if required. The kitchen is fitted with cream gloss wall and base units, wood effect work surfaces and upstands, and a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a double electric oven, four ring gas hob, extractor fan, fridge freezer and dishwasher. There is spot lighting to the ceiling, a rear facing window, French patio doors which open to the garden and wood effect tiled flooring underfoot. Doors lead to the utility cupboard and entrance hall.





### **UTILITY CUPBOARD**

This handy cupboard is plumbed for a washing machine and provides storage space for household items.

### **DOWNSTAIRS W.C 5'9" apx x 2'10" apx**

Fitted with a corner wall mounted hand wash basin with mixer tap and tiled splash back, and a low level W.C this useful ground floor cloakroom has a front facing obscure glazed window, spot lighting, tiled flooring and a door which leads to the entrance hall.



## FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a side facing window allowing natural light to cascade down the staircase. Doors lead to the three bedrooms, house bathroom and over stairs storage cupboard. A ceiling hatch provides access to the loft.



## BEDROOM ONE 13'4" max x 11'1" apx

This well proportioned double bedroom has fitted wardrobes alongside useful recesses that are perfect for freestanding items. The room is elegantly presented in soft tones, has a front facing window, and doors leading to the landing and en-suite.





### **EN-SUITE 7'4" apx x 4'0" apx**

Comprising of a double shower cubicle with mains fed shower, pedestal hand wash basin with mixer tap and low level W.C this stylish en-suite is partially tiled in decorative wall tiles, has complementing floor tiles, a chrome heated towel rail and a door which leads to the bedroom.





**BEDROOM TWO 11'8" max x 11'1" max**

Positioned to the rear of the property with a window overlooking the garden is this good sized double bedroom. The room can comfortably accommodate a range of freestanding bedroom furniture and has a door leading to the landing.

**BEDROOM THREE 8'7" apx x 8'4" apx**

With the ability to house a double bed this third bedroom has views over the rear garden from its window, neutral decor and a door which leads to the landing.

**HOUSE BATHROOM 6'6" apx x 5'6" apx**

This contemporary house bathroom is fitted with a full size bath with mains fed shower over, a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled in attractive wall and floor tiles, has an obscure glazed front facing window, chrome heated towel rail and door which leads to the landing.



**DRIVEWAY**

The property benefits from a double width driveway with parking for two vehicles.

**FRONT AND SIDE**

The property is hidden away at the end of a driveway where there is no passing traffic therefore enjoys additional, informal use of the area to the front of the property. A gate opens to the side of there house where there is space for storage, bins or a BBQ area. The path leads to the rear garden.





## REAR GARDEN

This superb garden is mainly laid with lawn with a flagged patio adjoining the house perfect for outdoor furniture, pots and planters. There is space for a garden shed to one corner and the garden is fully enclosed with boundary fencing.





## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: ANNUAL MAINTENANCE CHARGE OF £110.00 FOR COMMUNAL AREAS

COUNCIL AND COUNCIL TAX BAND TAX: C

PROPERTY CONSTRUCTION: Brick

PARKING: driveway for 2 cars

UTILITIES:

\*Water supply & Sewerage- Mains for both

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas

\*Broadband & Mobile - Wifi broadband with BT. Mobile phone coverage is 4g

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: N/A

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: N/A

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: N/A

## **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.

## **PAISLEY MORTGAGES**

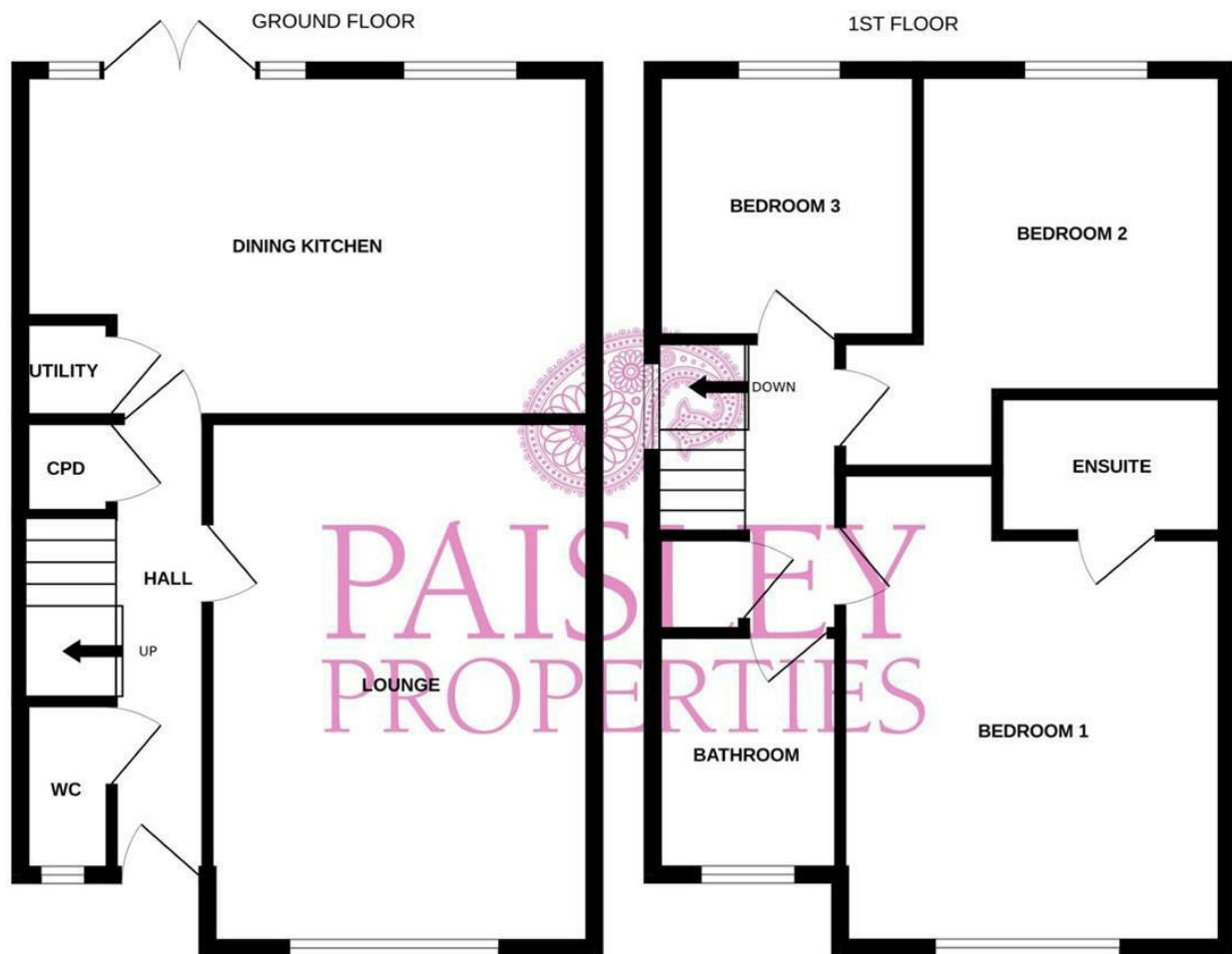
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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