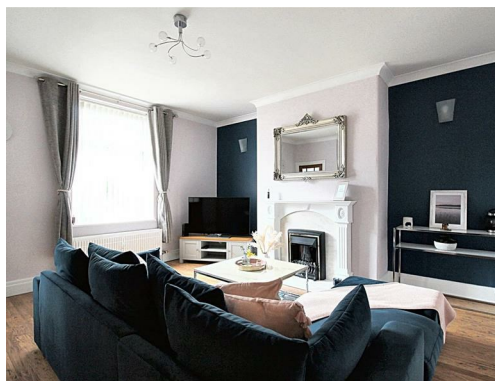
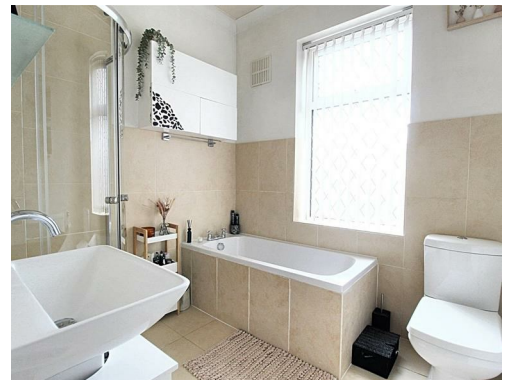


197 Dalton Green Lane,
Dalton HD5 9TS

OFFERS AROUND
£140,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS TWO DOUBLE BEDROOM MID TERRACE, BACK TO BACK PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION OVER FOUR FLOORS, FANTASTIC DINING KITCHEN, FRONT PATIO AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

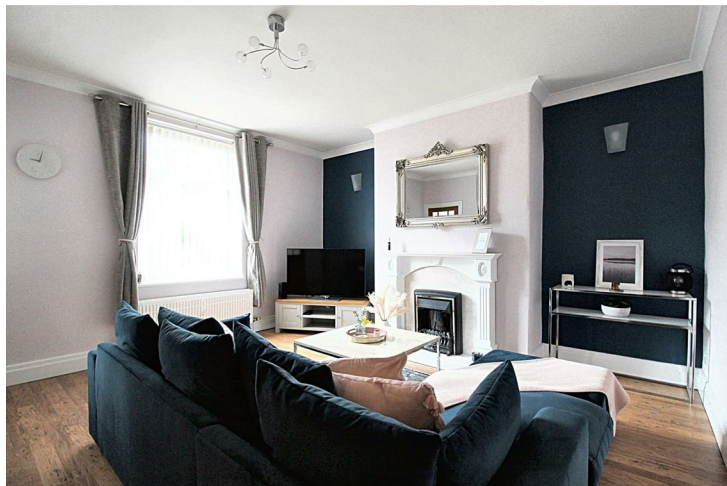
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PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed upvc door into this welcoming entrance hallway with room for the removal of shoes and coats. A staircase with a timber balustrade ascends to the first floor landing and a door opens through to the living room.

LIVING ROOM 14'11" x 14'9" max

Positioned to the front of the property is this bright and beautifully decorated reception room, a large window overlooks the front patio and street scene beyond. Having two alcoves and offering plenty of space for free standing furniture the focal point of the room is the timber fireplace with marble hearth housing a coal effect electric fire and a door leads through to the rear hall.



REAR HALL

A door opens from the living room to a the rear hall where there is space for freestanding furniture and a staircase descends to the dining kitchen.

DINING KITCHEN 17'8" x 14'7" max

Located on the lower ground floor, this wonderful dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of white wall and base units, complimentary roll top work surfaces with matching upstands and a stainless porcelain sink with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over, plumbing for a washing machine and space for a fridge. There is ample space for a dining table and chairs. Tile flooring flows underfoot and spotlighting and characterful beams to the ceiling complete the look. An external door leads out to the front patio and stairs ascend to the rear hall.





FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has panelled understairs storage and doors lead through to bedroom one, the house bathroom and a staircase to bedroom two.

BEDROOM ONE 14'11" x 9'11" max

This generous sized double bedroom positioned to the front of the house has ample space for freestanding furniture, two fitted floor to ceiling storage cupboards with hanging space and features an original cast iron fireplace. A door leads on to the landing.



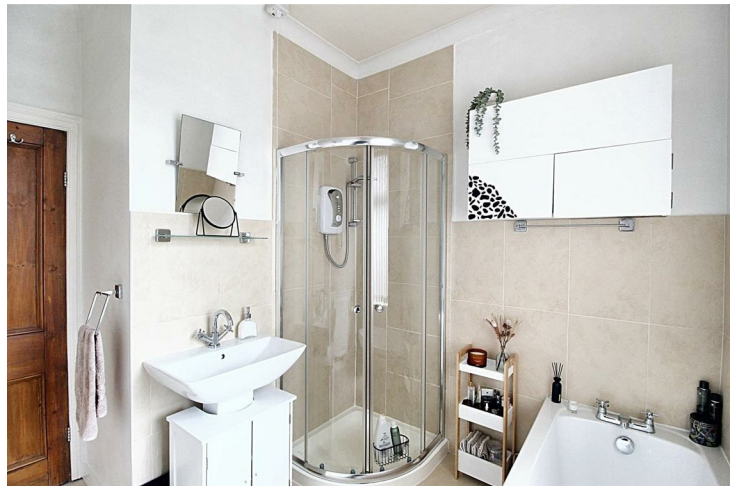
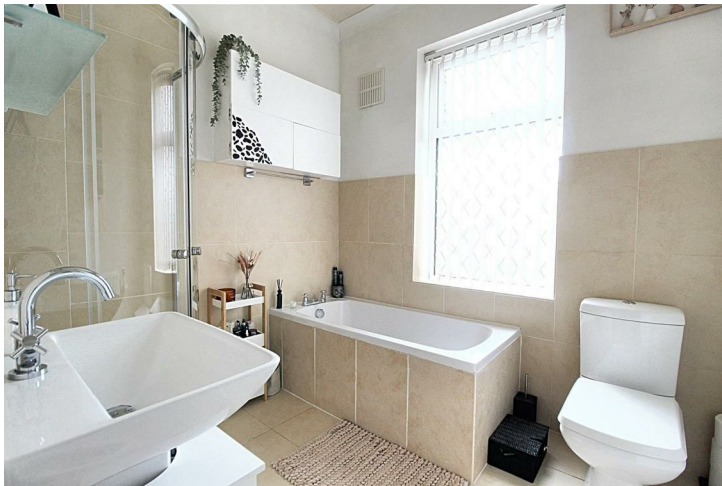
BEDROOM TWO 9'3" x 18'4" max

A neutrally decorated double bedroom nestled in the eaves with storage and space for freestanding bedroom furniture which could also make a great home office. A velux window gives rooftop views and a staircase with a timber balustrade descends to the first floor landing.



BATHROOM 7'11" x 9'3" max

This attractive house bathroom is fitted with a stylish four piece white suite including a bath, corner shower cubicle, low level W.C and pedestal hand wash basin with mixer tap over. The room is partially tiled with neutral wall and floor tiles, handy wall storage cupboards, a front obscure glazed window and a door leads to the landing.



EXTERNAL FRONT AND PARKING

To the front of the property is a block paved patio with space to sit out, for pots/planters and giving access to the front door. Stone steps descend to the dining kitchen door.

The property has on street parking.



AGENT 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.

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 to arrange an appointment.

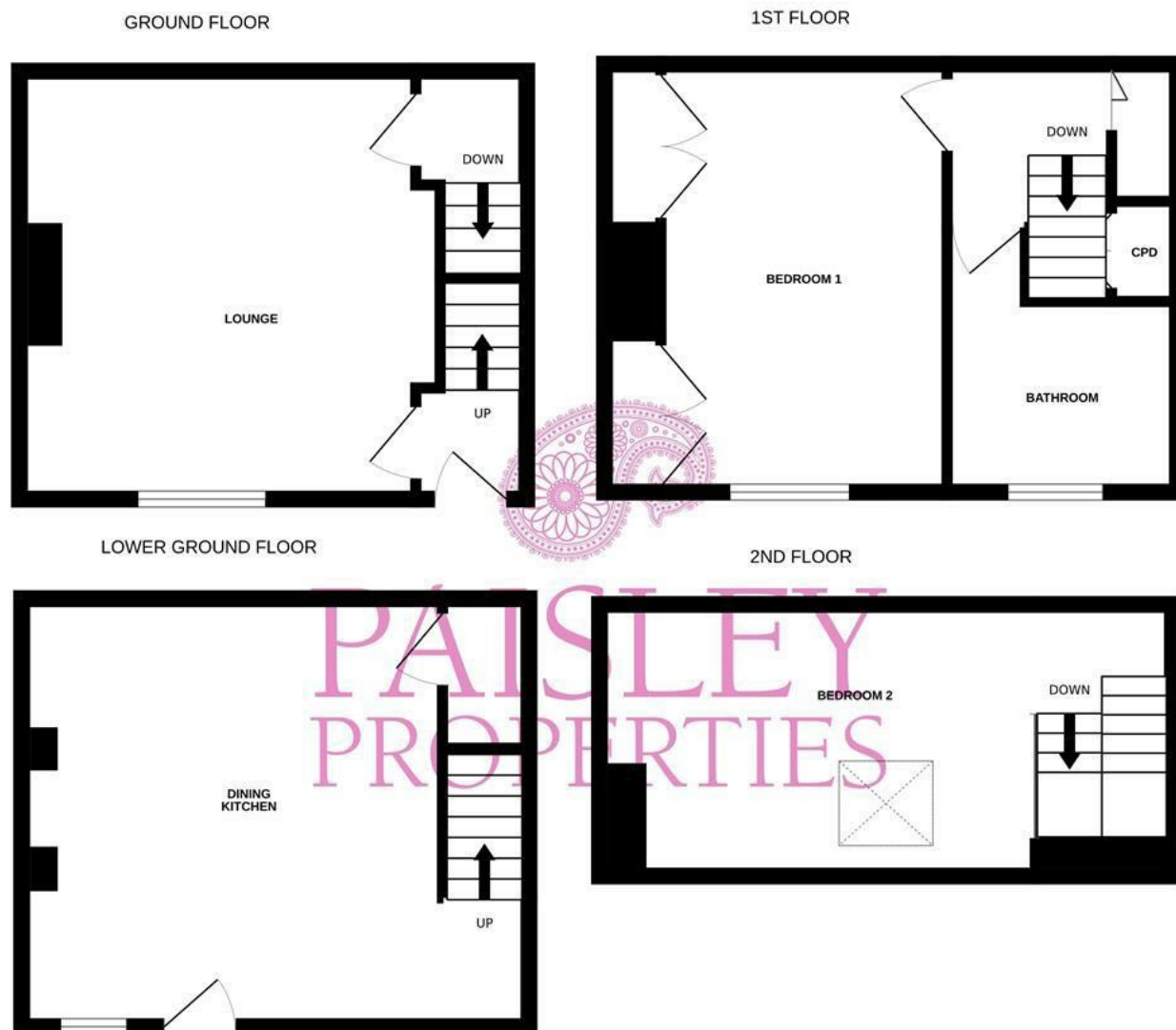
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

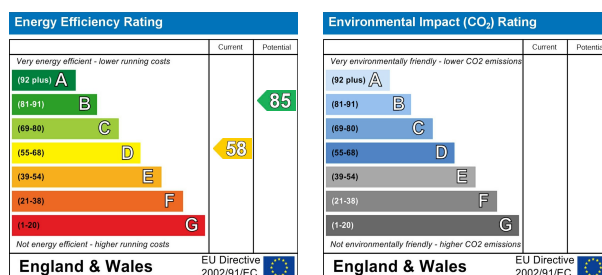
SURVEY TEXT

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 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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