

1 Hallas Grove,
Dalton HD5 8ED

OFFERS AROUND
£199,950



OCCUPYING AN ELEVATED CORNER PLOT WITH FAR REACHING VIEWS IS THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING "MOVE IN READY" SPACIOUS ACCOMMODATION, LANDSCAPED GARDENS, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into this welcoming entrance hallway which really does set the scene for the accommodation on offer. With space to remove outdoor clothing, a doorway leads through to the lounge and stairs ascend to the first floor landing.

LOUNGE 13'9" x 12'11"

This beautifully decorated lounge is bright and airy courtesy of the large front bay window, with ample space for freestanding furniture. The focal point of the room being a gas fire with marble surround, doors lead through to the entrance hallway and dining kitchen.



DINING KITCHEN 16'2" x 8'8"

This stylish dining kitchen really is the heart of the home. The kitchen itself is fitted with a range of white gloss wall and base units, contrasting roll top work surfaces with metro tile splashbacks, composite sink and drainer with mixer tap over. Integrated appliances include an electric self cleaning oven with four ring induction hob and extractor fan over and plumbing for a washing machine and space for a fridge freezer. A storage cupboard provides space for household items and houses the boiler. There is room for dining table and chairs ideal for family & friend get togethers. Natural light floods through the two rear windows, spotlights to the ceiling, laminate tile flooring underfoot and an external door leads to the side of the property and a door leads back through to the lounge.





FIRST FLOOR LANDING

From the entrance hallway, stairs ascend to the spacious landing with timber balustrades, side facing window, access to the loft and doors lead through to three bedrooms and the family bathroom.



BEDROOM ONE 11'1" x 10'3"

Positioned to the front of the property, this neutrally decorated double bedroom has plenty of space for free standing bedroom furniture and a large window provides charming views over the garden below and far reaching views beyond. A door leads through to the first floor landing.



BEDROOM TWO 10'3" x 9'6"

This good sized double bedroom positioned to the rear of the property with a view of the rear garden has ample space for freestanding furniture and a door leads through to the first floor landing.



BEDROOM THREE 7'10" x 5'2"

A bright good size single bedroom positioned to the front of the property with space for freestanding furniture, bulkhead storage cupboard and a door leads through to the first floor landing.

BATHROOM 5'8" x 5'0"

This modern bathroom features a three piece white suite comprising of a wall hung hand wash basin with mixer tap, low level W.C and bath. The room is fully tiled, has a rear obscure window, chrome heated towel radiator, complimentary tile flooring underfoot and a door leads through to the first floor landing.



REAR GARDEN

This well maintained, landscaped garden can be accessed from the driveway and has a range of spaces to enjoy which includes two patio areas offering entertaining space for Al fresco dining and ample room for garden furniture, lawn area, colorful rockery plants, shrubs, bushes and established flower beds.



FRONT GARDEN, GARAGE AND DRIVEWAY

You enter the driveway through wrought iron gates, which has room for multiple vehicles to a single detached garage with up and over door. A front landscaped lawned area surrounded by hedges, colourful shrubs and flowerbeds and a pathway leads to the front door, to the side of the property which has an inbuilt store and an opening leads through to the rear garden.



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

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 / 07534 847380 to arrange an appointment.

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

PAISLEY

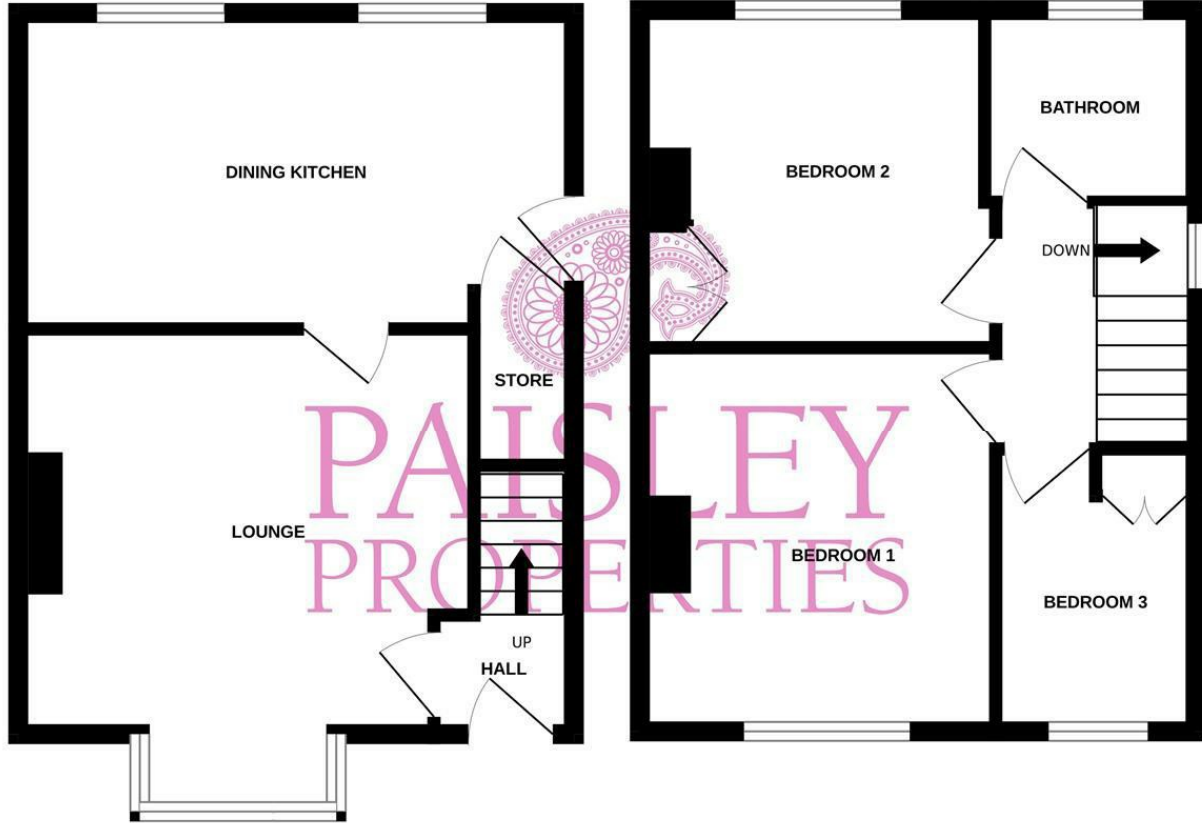
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

SURVEY TEXT

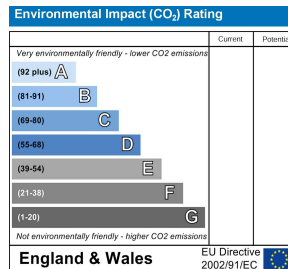
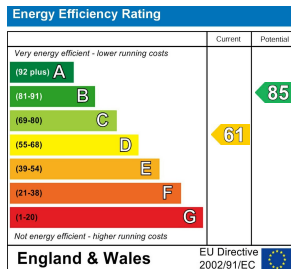
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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