

29 Felcote Avenue,
Dalton HD5 8DR

OFFERS AROUND
£140,000



LOCATED ON A CUL DE SAC AND TASTEFULLY DECORATED THROUGHOUT IS THIS CHARMING TWO BEDROOM END TERRACE PROPERTY BOASTING A VERSATILE ATTIC ROOM, SUN ROOM, ENCLOSED REAR GARDEN AND A BLOCK PAVED DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a composite door into this welcoming entrance porch with timber flooring underfoot, a side window and space to remove and store outdoor clothing. A staircase ascends to the first floor landing and a door leads through to the lounge.



LOUNGE 11'10" x 10'3" max

This neutrally decorated reception room is light and airy courtesy of the large front facing window which gives a view to the front driveway and street scene beyond. There is room for free standing living room furniture, timber flooring flows underfoot and doors lead back through to the entrance porch and through to the dining kitchen.



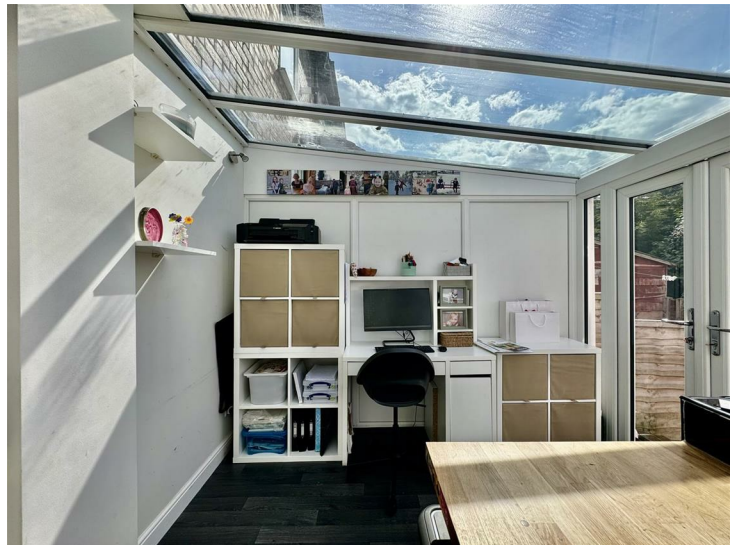
DINING KITCHEN 16'9" x 13'1" max

Spanning the rear of the property, this modern kitchen has a range of cream wall and base units, oak work surfaces with bevelled metro tile splashbacks and a porcelain sink and drainer with mixer tap over. Integrated appliances include an electric oven, microwave and five ring gas hob with extractor fan over. There is plumbing for a washing machine, dishwasher and space for a freestanding fridge freezer and tumble dryer if desired. To the side of the kitchen is space for a family dining table and chairs and a useful under-stairs cupboard ideal for storing larger household items. Vinyl flooring completes the room. The kitchen is open to the sun room and a door leads back through to the lounge.



SUNROOM/STUDY

Flooded with natural light and adjoining the kitchen is the sun room which is currently used a study area. Patio doors open to the rear garden.



FIRST FLOOR LANDING

Stairs with a timber and glass balustrade ascend from the entrance porch to the first floor landing, doors lead through to two bedrooms and the house shower room.

BEDROOM ONE 11'7" x 10'2" max

Positioned at the front of the property is this well presented double bedroom which gives a view of the street scene below, space for freestanding bedroom furniture, a staircase ascends to the attic room and a door leads on to the landing.



ATTIC ROOM 10'7" x 13'3" max into eaves

This versatile room nestled in the eaves could be used as a study, play room or an occasional bedroom. There is eaves storage and a velux window gives pleasant rooftop views. A staircase descends to bedroom one.



BEDROOM TWO 10'5" x 7'1" max

Another double bedroom located to the rear of the property with views over the garden. There is space for freestanding bedroom furniture and a door leads on to the landing.



SHOWER ROOM 7'2" x 5'4" max

The shower room is fitted with a three-piece suite, including a double walk in waterfall shower with glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room has a chrome heated towel radiator, has attractive splashboard to the walls and laminate tile flooring underfoot. A rear obscure window allows light to flow through and a door leads on to the landing.



REAR GARDEN

Accessed from the sun room or from the side of the property is a fence enclosed, artificial lawn garden with space for outdoor dining and ample space for garden furniture.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a block paved driveway with parking for two vehicles and space for decorative pots and planters if desired.



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.

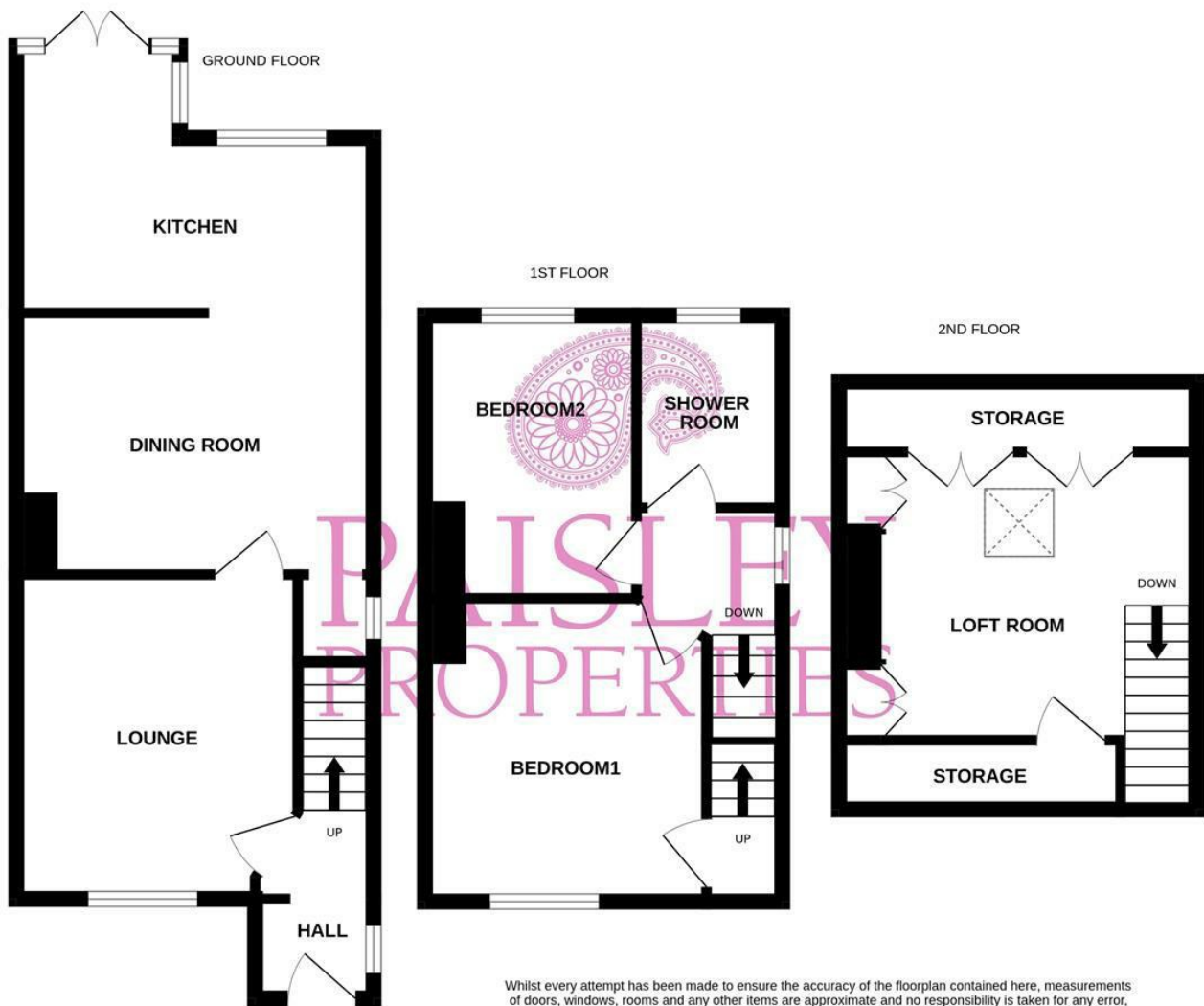
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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