

2 Falcon Knowle Ing,
Darton S75 5RB

OFFERS OVER
£230,000



RECENTLY UPDATED THROUGHOUT TO A FABULOUS STANDARD, THIS THREE BEDROOM DETACHED HOUSE IS JUST READY TO MOVE INTO BENEFITTING FROM A CONSERVATORY TO THE REAR, DETACHED GARAGE AND AN ENCLOSED REAR GARDEN.
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'4" x 9'10" max

You enter the property through a partially glazed composite door in to a welcoming entrance hallway which has plenty of space to remove outdoor clothing. A handy under stairs cupboard provides additional storage and a side facing window fills the room with natural light. There is oak effect laminate underfoot and a spindled staircase ascends to the first floor landing. Doors lead through to the kitchen and lounge.



KITCHEN 9'2" x 6'4" max

Flooded with light from its front facing window which looks out onto the quiet street, this monochrome kitchen is fitted with white gloss base and wall units, black laminate worktops, a stainless steel sink and drainer with mixer tap over and a black glass splashback. Cooking facilities comprise of a black glass hob and a black electric fan oven. Integrated appliances include an under counter fridge and there is space and plumbing for a washing machine. Striking patterned vinyl flooring runs underfoot and spotlights to the ceiling complete the room. A door leads into the hallway.



LOUNGE 15'2" x 13'3" max

This generous sized lounge is located towards the rear of the property and offers an abundance of space for large pieces of living room furniture. A feature timber slatted wall houses a modern electric fire making a super focal point in the room which is balanced with neutral décor. A wide stepped opening leads to the conservatory and a door provides access into the hallway.



CONSERVATORY / DINING ROOM 8'7" x 8'9" max

This fantastic addition to the property overlooks the rear garden and is currently utilised as a dining room however it is a truly versatile space which could alternatively make a great play room or garden room courtesy of the side door which leads out to the garden. There is grey wood effect underfoot and a wide opening with two steps down into the lounge.



FIRST FLOOR LANDING 3'1" x 7'8" max

A spindled staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch with pull down ladder. A useful cupboard provides excellent storage and is home to the property's boiler. A side facing window on the stairs allows natural light to enter and doors lead through to three bedrooms and bathroom.

BEDROOM ONE 9'0" x 13'2" max

This charming L-shaped master bedroom can be found to the front of the property with two windows flooding the room with natural light and space for freestanding furniture. The room has neutral décor and carpet underfoot. A door leads to the landing



BEDROOM TWO 6'5" x 9'4" max

Positioned to the rear of the property with views to the garden from its window is this double bedroom which is neutrally decorated with carpet underfoot and space for freestanding items of bedroom furniture. A door leads to the landing.



BEDROOM THREE 6'5" x 9'4" max

Located to the rear of the property with a window looking out over the garden this third bedroom is currently being used as a nursery, it would alternatively make a great home office, dressing room or hobby space. Modern floor to ceiling sliding wardrobes with a mirror panel provide a great amount of storage. There is tasteful decor to the walls, wood effect laminate to the floor and a door leads through to the landing.



HOUSE BATHROOM 6'6" x 5'6" max

This contemporary bathroom has been recently renovated to a high standard and is fitted with a pedestal hand wash basin with waterfall tap, low level W.C with push flush and a bath with a rainfall thermostatic shower over. A wall mounted gloss white cupboard provides storage for bathroom essentials and an illuminated mirror over the basin oozes luxury. The room is fully tiled with coordinating grey tiles to both the walls and the floor. Spotlights to the ceiling complete the scheme. A side facing obscure window allows natural light to enter and a door leads through to the hallway.



REAR GARDEN

To the rear of the property is an enclosed low maintenance garden space on several levels with a paved area for al fresco dining, brick built planters and an area with artificial turf.



FRONT, PARKING & GARAGE

To the front a low maintenance shingle garden adjoins the property with a central tree adding a splash of colour to the frontage. A long driveway with gate provides off road parking for multiple vehicles and sits in front of the single garage, which has light, power, a water supply , a side facing window and a uPVC side door leading to the 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.

~ 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.

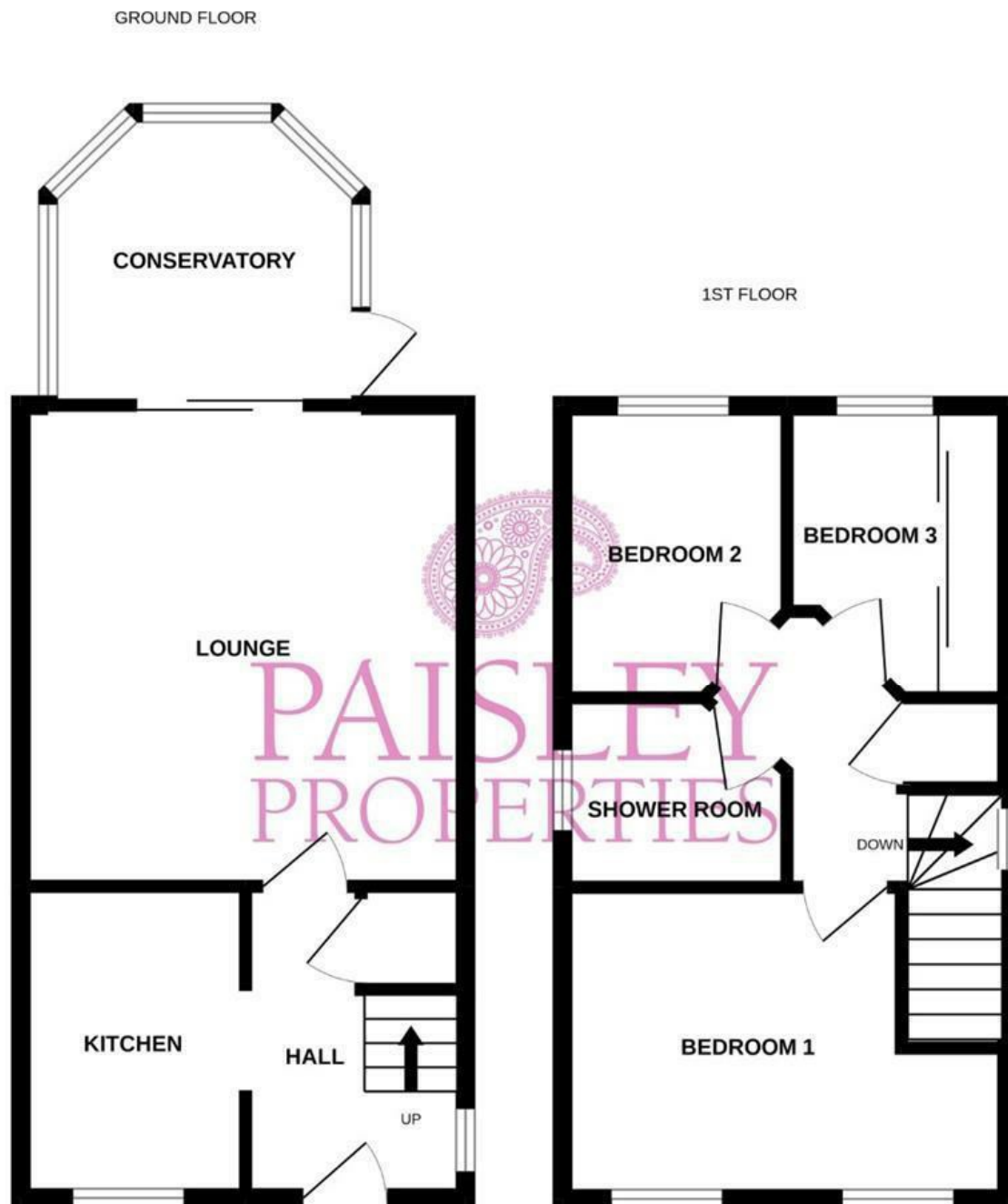
~ Paisley Mortgages ~

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 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 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			85
(81-91) B			
(69-80) C			
(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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