155 Blacker Road,
Staincross S75 6DB

OFFERS AROUND
£155,000

THIS CHARACTERFUL TWO BEDROOM END TERRACE PROPERTY HAS SPACIOUS ROOMS, A LOVELY LANDSCAPED GARDEN AND ON-STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING:

PAISLEY
PROPERTIES

LOUNGE 15'6" max x 14'2" apx

You enter the property through a composite door into this large lounge. There is ample space for a range of furniture, including a dining table and chairs if desired. A beautiful fireplace with cast iron decorative fire, pretty tiles and an ornate surround creates a lovely focal point, alongside coving, a ceiling rose and deep skirting boards. A built-in storage unit sits within one of the alcoves, the room is neutrally decorated, has a front-facing window, parquet wood effect flooring and a door which leads to the kitchen.

KITCHEN 10′4″ apx x 9′3″ apx

Fitted with a modern kitchen which includes dark blue wall and base units with drawers and cupboards, contrasting quartz work surfaces, tiled splashbacks and a ceramic Belfast-style sink with mixer tap over, this space also houses an electric single oven, four-ring gas hob, concealed extractor fan, integrated fridge freezer and dishwasher. There are spotlights to the ceiling, a rear-facing window looks out over the garden, parquet flooring is underfoot and the room has been attractively decorated. Doors lead to the lounge, utility area and understairs cupboard, and a staircase rises to the first floor.

UNDERSTAIRS CUPBOARD
This provides superb storage space for household items, or could be converted into a wonderful kitchen pantry.

UTILITY AREA / REAR HALL 7′8″ apx x 3′6″ apx
Offering a really handy space for the washing machine, this utility/hall could be turned into a fabulous room if required. With the addition of some built-in units, there is space for a stacked washer and dryer, cupboards and coat/shoe storage. There is parquet wood effect flooring, internal doors leading to the kitchen and bathroom and an external part-glazed door which opens to the garden.

BATHROOM 7′1″ max x 4′11″ max

Comprising of a three-piece suite including bath with hot and cold taps, an electric shower, pedestal hand wash basin again with hot and cold taps and a low-level W.C. The room is fully tiled, has a rear-facing obscure glazed window, tiled flooring and a door leading to the utility area.

LANDING

Stairs ascend from the kitchen to the first floor landing. There is a ceiling hatch providing access to the boarded loft space where the property's central heating boiler is neatly located, and doors leading to the two bedrooms.

BEDROOM ONE 15'5" max x 14'3" max

This generously sized king-size bedroom has an abundance of space for bedroom furniture items and is stylishly presented. The room boasts a stunning brick chimney breast with alcoves either side, coving, ceiling rose and deep skirting boards. A front-facing window and wood effect flooring complete the room and a door leads to the first floor landing.

BEDROOM TWO 10'10" apx x 9'3" apx

A second double bedroom, this room is decorated in soft neutral tones and benefits from a deep over-bulkhead storage cupboard which has been shelved. Positioned to the rear of the property, a window overlooks the garden, the coving and deep skirting boards continue into here, there is wood effect flooring and a door which leads to the landing.

GARDEN

Having been recently fully landscaped, this now fully enclosed garden is laid with a stone-flagged patio and has raised timber-clad beds. There is space here for outdoor furniture, pots and planters and a gate leads out to the side of the house, providing easy pedestrian access.

MATERIAL INFORMATION - PAISLEY

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
NONE

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY

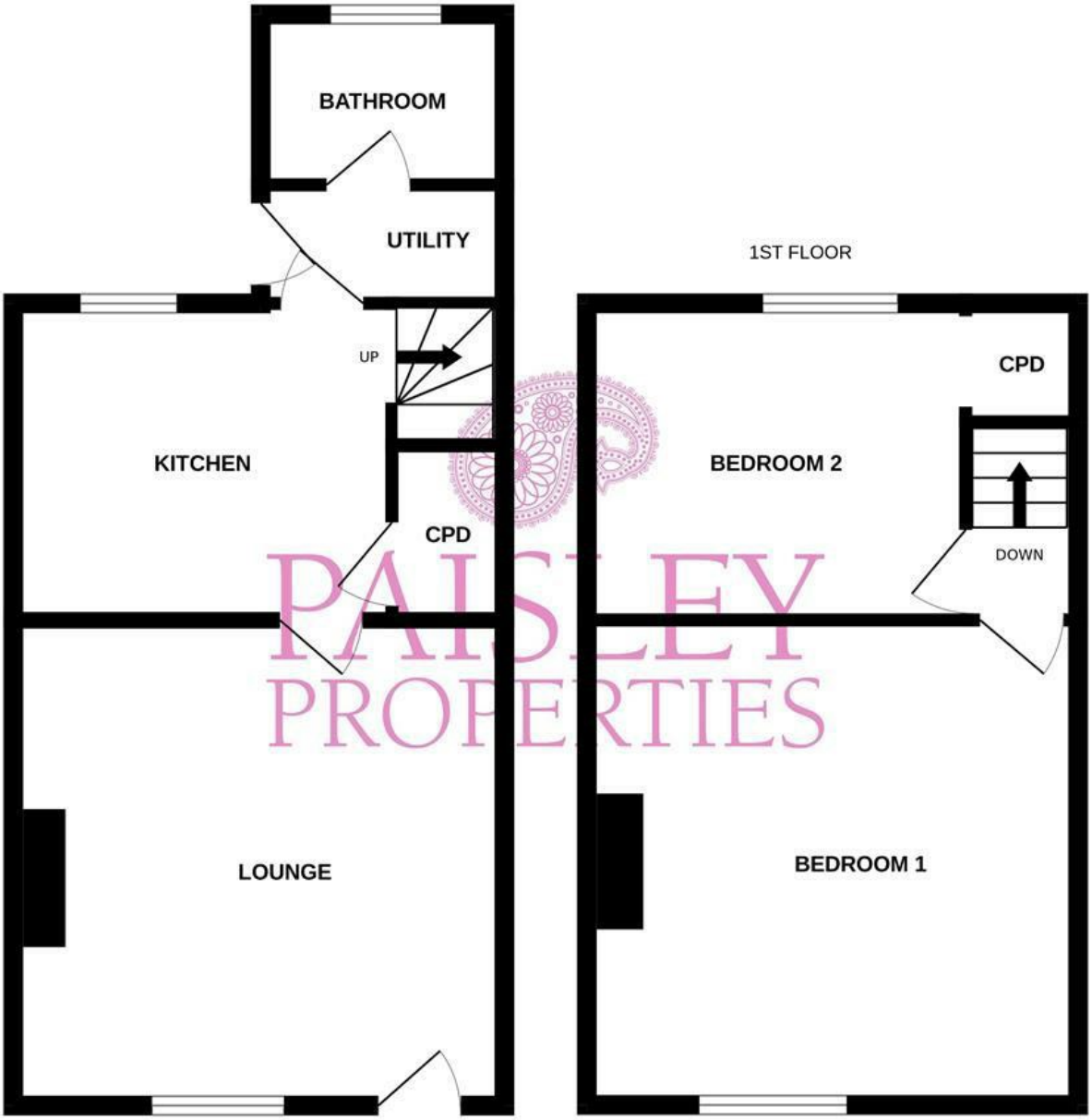
AGENT NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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 - PAISLEY
Paisley Properties 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 - PAISLEY
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 to arrange an appointment.

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

GROUND FLOOR



PAISLEY PROPERTIES

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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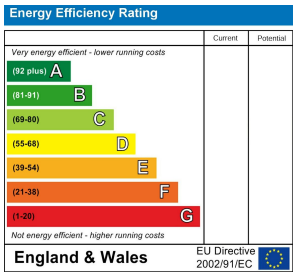

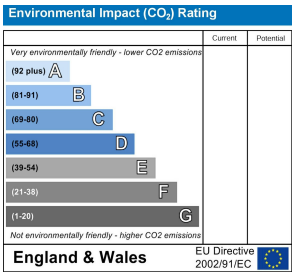

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