



\*\* NO ONWARD CHAIN\*\* A DECEPTIVELY SPACIOUS DORMER SEMI DETACHED HOME WITH THREE DOUBLE BEDROOMS. NEEDING UPDATING AND HAVING HUGE POTENTIAL THE PROPERTY HAS GCH, UPVC DOUBLE GLAZING, LONG DRIVEWAY PARKING, EXTENDED GARAGE WITH ELECTRIC DOOR AND A FABULOUS REAR GARDEN. LOCATED IN A HIGHLY DESIRED LOCATION, EARLY VIEWING ESSENTIAL

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: E

## **ENTRANCE LOBBY 4'4" x 3'10"**

Situated at the side of the property, this main entrance gives access via a composite door to both sizeable ground floor rooms, has carpet flooring, pendant lighting and a staircase leads to the first floor.



## **LOUNGE 16'10" max into recess x 13'2"**

Located at the front of the property, this generous living room has a stone fireplace which spreads at different levels into the chimney recesses and incorporates wood shelving. There are two uPVC double glazed windows to two aspects, front and side, a single wall mounted radiator and carpet flooring. There is a ceiling rose, coving to the ceiling, pendant lighting and an internal door leads to the lobby.



### **KITCHEN DINER 16'10" x 9'10"**

Situated at the rear of the property, this excellent sized kitchen diner is separated visually into two parts, kitchen and dining space. The kitchen area has a range of oak effect wall and base units with complimentary worktops and inset sink with mixer tap and tiled splashbacks. There is an integrated electric oven, ceramic hob and pull out extractor fan plus plumbing for a washing machine space for a fridge freezer and two uPVC double glazed windows to the rear with access to the garden through the double glazed uPVC external door. The area has carpet and vinyl flooring, again separating the areas visually and there are 3 storage cupboards, one having shelving and another having power and light. An internal door leads to the lobby.





### LANDING 10'6" x 5'9"

With internal doors leading to all bedrooms and the bathroom, this landing has carpet flooring and a loft hatch giving access to the attic.



### **BEDROOM ONE 14'8" x 9'10"**

Located at the rear of the property, this excellent sized double bedroom has superb storage options having fitted wardrobes incorporating two doubles plus overhead storage. Light is brought in by the uPVC double glazed window which overlooks the rear garden and there is a single radiator. There is carpet flooring, pendant lighting and walls lights behind where a bed would be placed. An internal door leads to the landing.



### **BEDROOM TWO 9'11" x 9'0" limited headroom**

Second dormer double bedroom, situated at the front of the property and having pleasing views via the uPVC double glazed window. There is space for free standing bedroom furniture, carpet flooring, a single radiator and pendant lighting. An internal door leads to the landing.



### **BEDROOM THREE 9'10" 7'6"**

Third double bedroom, again with a uPVC double glazed window to the front giving pleasing views and bringing in plenty of light. There is carpet flooring, single radiator, space for free standing bedroom furniture and pendant lighting. An internal door leads to the landing.



### **BATHROOM 6'10" x 5'11"**

Situated at the side of the property this bathroom has a three piece suite in white consisting of wood panel bath with mixer tap, shower attachment and folding shower screen. There is a pedestal wash basin, mid level WC and there is marble effect tiling to splash areas with a decorative border. There is a chrome towel radiator, a cupboard housing the hot water tank and vinyl flooring. Light comes in via the uPVC double glazed window to the side with obscure glass and there is a bathroom ceiling light. An internal door leads to the landing.



### **GARAGE 21'3" x 9'2"**

Detached from the property, this extended garage has a remote control, electric up and over door giving easy access. There is power and light with the rear of the garage used previously as a workshop area.

### **FRONT AND REAR GARDENS**

The front of the property has a well maintained lawn with flower bed and mature plant border. There is a long driveway to the side giving off road parking for multiple vehicles and leading to the garage. An access gate leads to the excellent size rear garden having lawn, flower bed and flag border enclosed by timber fence.



### **~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley

PROPERTY CONSTRUCTION: Brick and Block

PARKING: Drive and garage

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - Ultrafast broadband available, check mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

### **~ 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.

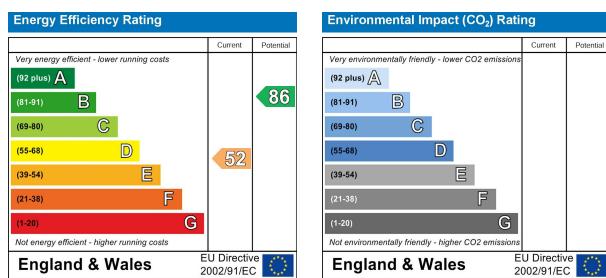
### **~ Paisley Mortgages ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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