

37 Lansdowne Crescent,  
Darton S75 5PW

OFFERS AROUND  
£220,000



**\*\*NO ONWARD CHAIN\*\*** SIMPLY BURSTING WITH POTENTIAL, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS READY TO MOVE INTO, SITTING ON AN EXCELLENT PLOT WITH A DRIVEWAY GIVING PARKING FOR MULTIPLE VEHICLES PLUS EASILY MAINTAINED GARDEN. SITUATED CLOSE TO AMENITIES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY  
PROPERTIES



### **PORCH 4'2" apx x 4'1"**



You enter the property through a composite front door into this porch having laminate tiled flooring, pendant lighting and a double glazed window to the front. A glazed into door leads to the hallway.

### **HALLWAY 12'1" apx x 5'11" apx**



Good size area with plenty of room to remove coats and shoes. There is useful understairs storage, laminate tiled flooring flows underfoot there is an upright designer radiator and coving to the ceiling. An internal door leads to the lounge, ground floor bedroom, bathroom and dining area.



### **LOUNGE 14'4" apx x 11'5" max into recess**



Generous living room with the double glazed window to the front bringing in plenty of natural light. The focal point of the room is the fireplace with marble hearth, contemporary surround and inset electric fire. There is carpet flooring, a wall mounted radiator, pendant lighting and coving to the ceiling. An internal door leads to the hallway.

### **GROUND FLOOR BEDROOM 10'11" apx x 9'1" plus recess**



Excellent ground floor double bedroom that could alternatively be used as a second reception room. There is plenty of natural light via the double glazed window to the front, carpet flooring runs underfoot, there is a wall mounted radiator and coving to the ceiling plus a useful recess area. An internal door leads to the hallway.



## BATHROOM



Stylish bathroom having a three piece suite in white consisting of a panel bath with mixer taps and shower attachment, vanity was unit with mixer taps and storage under and close coupled WC. The walls are tiled to full height, there is vinyl flooring and a church style towel radiator. There are inset ceiling spotlights, a double glazed window with obscure glass brings in the natural light and there is coving to the ceiling. An internal door leads to the hallway.

## DINING AREA 10'10" apx x 9'8" apx



Excellent space flooded with natural light through the patio doors to the rear which also lead to the garden. There is laminate tiled flooring underfoot, a wall mounted radiator and pendant ceiling light. There is plenty of room for living room or dining furniture and this space is open to the kitchen.



## KITCHEN 15'10" apx x 7'8" max



Having a great range of wall and base units, complimentary rolled worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an eye level oven and grill, ceramic hob with extractor over plus there is space for an upright fridge freezer and plumbing for a washing machine. There are ceiling spotlights, the laminate tiled floor from the dining area flows into the one, there is a wall mounted radiator and the double glazed window brings in natural light and overlooks the garden. An opening leads to the dining area.





### **UTILITY AREA 6'0" apx x 5'9" apx**



Useful extra space having base units, worktop space and plumbing for a washing machine. There is lots of natural light drawn in by the double glazed windows to two aspects and a uPVC door leads to the garden. A door leads to the kitchen.

### **LANDING**



Stairs ascend from the lobby to the first floor landing with carpet flooring and double glazed window to the rear. Internal doors leads to both first floor bedrooms.



## **BEDROOM TWO 11'7" max to rear of robes x 10'7" apc**



First of the first floor double bedrooms bathed in natural light from the double glazed dormer windows to front and rear. There is excellent fitted storage by way of the triple wardrobe with sliding doors, there is carpet flooring, a wall mounted radiator, eaves storage and pendant lighting. The window to the rear gives lovely open views and overlooks the garden. An internal door leads to the landing

## **BEDROOM THREE 10'8" apx x 9'4" plus cupboard**



Second of the double bedrooms on this floor again bathed in natural light from the double glazed dormer windows to front and rear. There is carpet flooring, two cupboards with hanging space and a built in cupboard housing the boiler. There is a wall mounted radiator and the window to the rear gives lovely open views and overlooks the garden. An internal door leads to the landing.



## **GARAGE AND PARKING 18'2" apx x 9'1" apx**



The low maintenance patio to the front has a driveway to the side giving off road parking for numerous cars. This leads to what was the garage which has undergone a partial conversion. There is now an external timber door to the front and, inside, there are two sectioned off areas, one with a glazed window and the other with a light.

## **GARDEN**



Generous garden space, mainly low maintenance with a combination of gravel and patio areas, interspersed by firs and plants. There are also two planters, a greenhouse and a secure gate leading to the front







**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley Band D

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

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 1000 mbps

ENVIRONMENT:

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

**~ 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 ~**

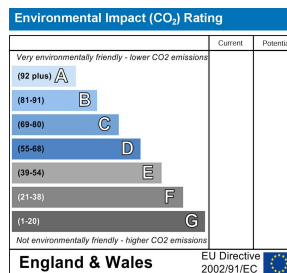
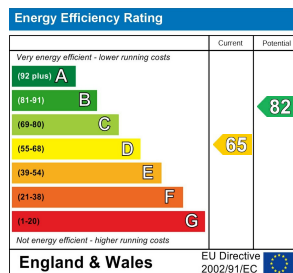
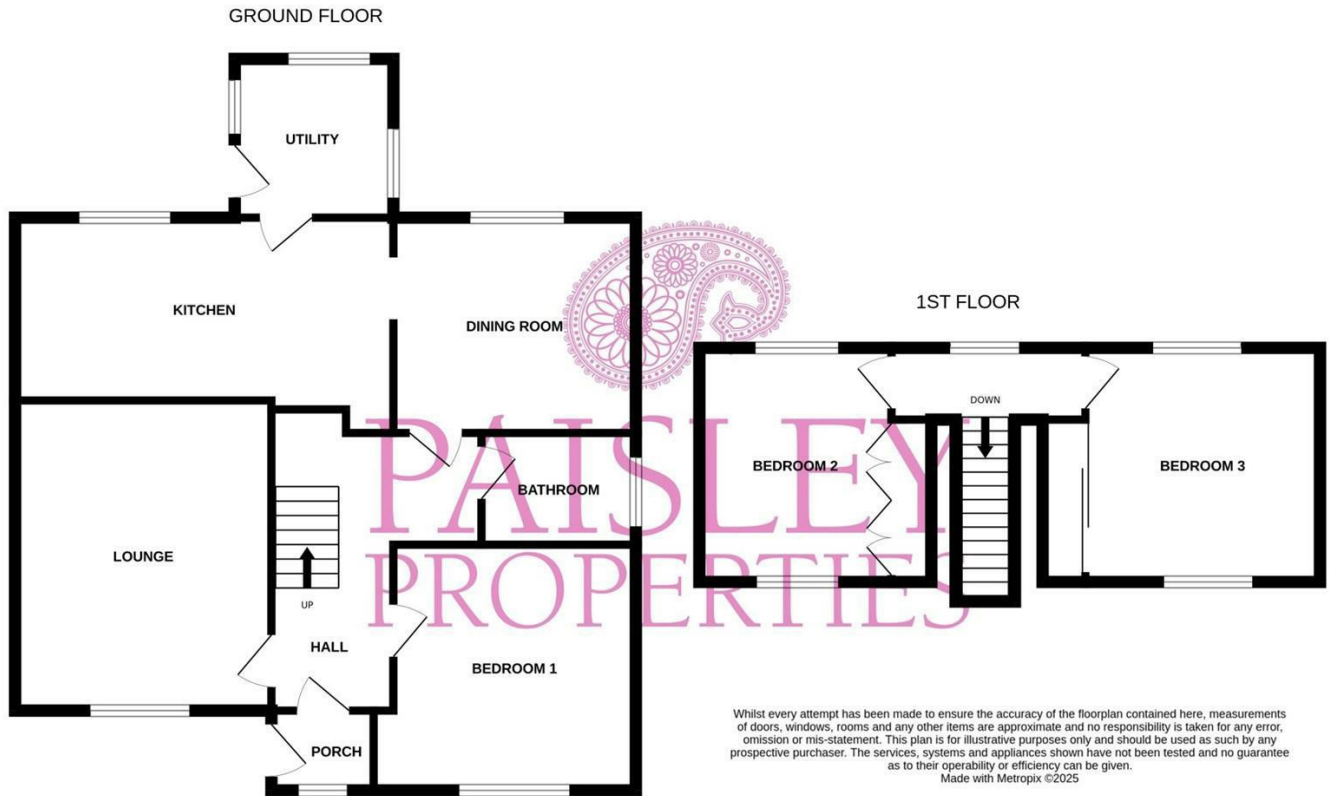
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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.





[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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