

1 Westbury Close,
Redbrook S75 2RZ

OFFERS IN THE REGION OF
£230,000



THIS AMAZING TWO BEDROOM SEMI-DETACHED PROPERTY HAS BEEN RENOVATED THROUGHOUT AND OFFERS EXCEPTIONAL PRESENTATION WITH THE ADDED BENEFIT OF A CONSERVATORY EXTENSION. THE CORNER PLOT GARDEN IS SIMPLY STUNNING PLUS THERE IS DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

KITCHEN 11'7" x 12'2"



You enter the property through a grey uPVC door into a lovely welcoming kitchen which has a front facing window allowing natural light to flood in and offering views out onto the quiet cul de sac. The gorgeous kitchen has been re-fitted with grey gloss base and wall units, square edged wood effect worktops, splashbacks and a composite sink and drainer with mixer tap. Appliances include an electric cooker, ceramic hob and square black extractor hood over. There is plumbing for a washing machine, space for an upright fridge freezer with the practical cushion flooring underfoot finishing off the room nicely. There are half panelled walls, which continue up the stairs, there is a designer upright radiator and new boiler situated in a cupboard matching the rest of the kitchen. A glazed door leads to the lounge.

LOUNGE 16'4" x 11'8" max



Located towards the rear of the property with a set of French doors which open onto the garden and allow an abundance of natural light into the room, this outstanding lounge continues the modern presentation and has feature panelled walls. The focal point of the room is the ornamental fireplace, set on a marble base with decorative surround, there is an upright designer radiator, ceiling rose and decorative coving to the ceiling. The french doors have made to measure panel blinds and a glazed internal door leads to the conservatory.

CONSERVATORY 9'1" x 14'10" max



This fabulous addition to the property offers a really light and airy versatile space which can be used as an extra living room, dining room or a hobby space. Built with a solid base and uPVC wrap around windows, there is cushion flooring underfoot and wall lights to light the room. There is a wall mounted radiator, power sockets and French doors open to the garden terrace and a glazed door leads to the lounge.

FIRST FLOOR LANDING 6'0" x 5'4" max



A panelled staircase ascends to the first floor landing which has a hatch giving access to the loft and doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 11'8" x 10'6" max



Positioned to the rear of the property with two windows offering views of the garden and the surrounding countryside, this spacious double bedroom is tastefully decorated and benefits from fitted maple effect wardrobes and drawers to one wall. There is a feature brick effect wall, a wall mounted radiator, coving to the ceiling and a door leads to the landing.

BEDROOM TWO 11'7"apx x 12'4" max



This L-shaped neutrally decorated bedroom has a recess with hanging space and room to accommodate a double bed. A built in cupboard adds to the storage options, a front facing window looks out over the quiet street below, there is a wall mounted radiator and coving to the ceiling. A door leads to the landing.

BATHROOM 5'4" x 8'11" max



This striking contemporary bathroom is fitted with gloss white vanity furniture with the oval, grey table top sink having a black mixer tap and incorporating a close coupled W.C. A white bath with an electric shower over and a glass shower screen sits to one end and has fresh, low maintenance panelling to the splash area. The room is partially panelled and there is cushion flooring,. There are spotlights to the ceiling and a chrome heated towel rail complete the room. An obscure window allows natural light to enter and a door leads to the landing.

GARDENS



The property sits on a sensational plot, with a beautiful well cared for garden which has well established shrubs planted in the borders, a good size lawn and a fabulous raised terrace adjacent to the house which offers a perfect place for garden furniture and dining al fresco. The garden continues round the side of the property with a paved path leading towards the front where there are double gates which open to the drive. Two sheds offer a great place for storing garden equipment and a small low height door offers access to the storage space under the conservatory.

FRONT & PARKING



To the front of the property, a printed concrete driveway provides off-road parking for several vehicles. Attractive, well-established shrubs border the driveway, creating a welcoming approach, while double gates offer secure access to the rear garden. The property also benefits from a convenient EV charging point.

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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None

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.

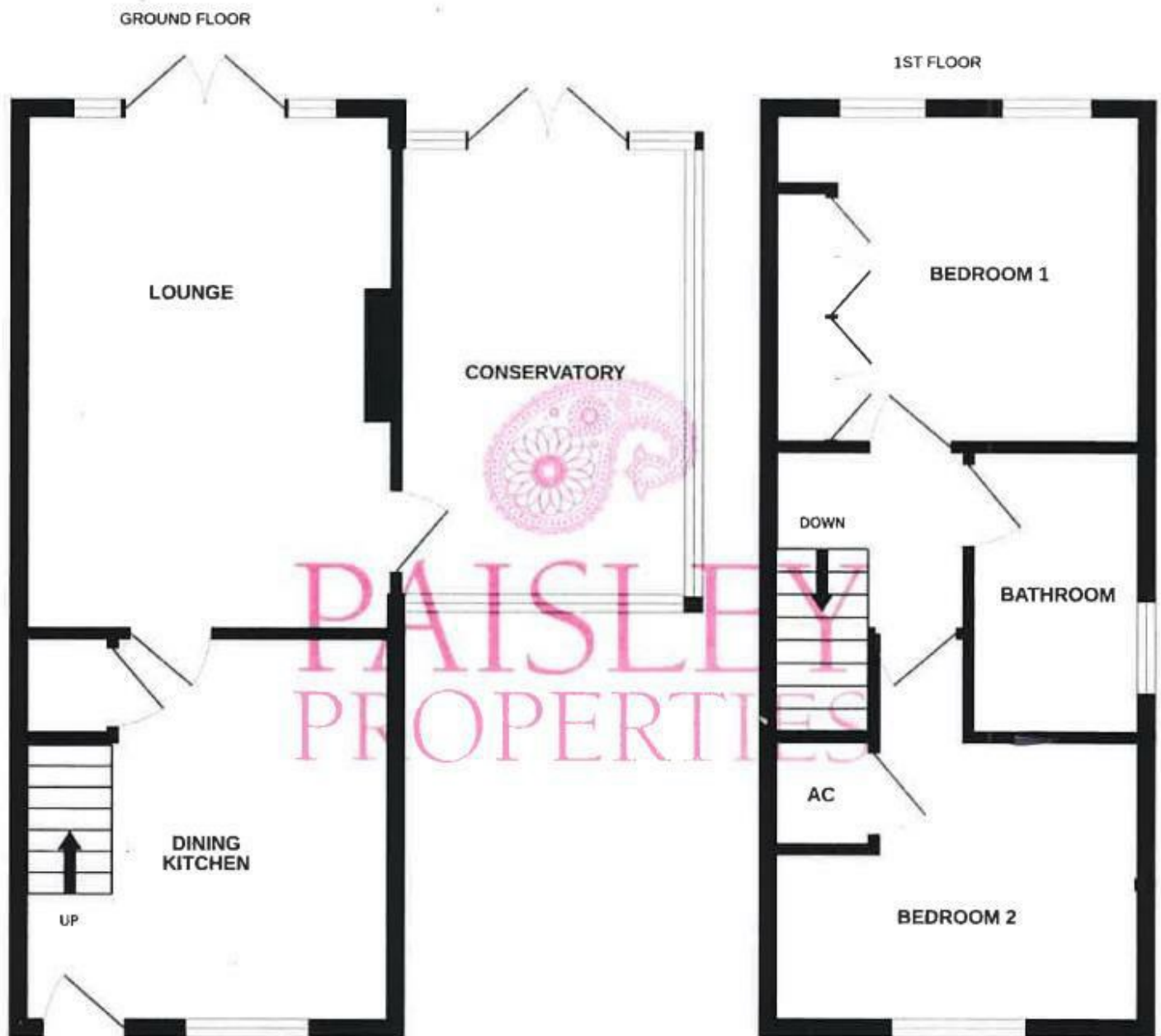
~ Paisley Mortgages ~

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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	65	
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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