

34 Barnsley Road,
Darton S75 5NQ

OFFERS IN THE REGION OF
£300,000



POSITIONED IN THE POPULAR VILLAGE OF DARTON IS THIS UNIQUE, WELL PRESENTED, DETACHED FAMILY HOME WHICH SITS ON AN IMPRESSIVE PLOT, THREE GENEROUS SIZED BEDROOMS, MODERN KITCHEN DINER, STYLISH BATHROOM, A SEPARATE STUDY, PARKING, GARAGE, GARDEN AND STORE/STEAM ROOM.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

LOBBY 3'10" x 2'5"

You enter the property through a composite front door into the house lobby, a useful area to remove coats and shoes. There are glass panels in the door to bring in natural light, carpet flooring underfoot and a ceiling light. An internal door leads to the lounge.

LOUNGE 21'3" max x 11'4" max into recess

Hugely impressive living room, located at the front of the property and with natural light flooding in via the three double glazed windows to two aspects. The focal point is the entertainment wall with space for a large flat screen TV and a cubby hole with light. There are two wall mounted radiators, carpet flooring, coving to the ceiling and pendant lighting. An internal door leads to the lobby and a glass panelled internal door leads to the inner lobby,

**INNER LOBBY 6'3" x 3'1"**

Situated in the centre of the property this useful space with shared natural light brought in via the glass panelled doors and glass brick wall to the side. There is carpet flooring and a ceiling light. Internal doors give access to the living room, kitchen diner and study.



STUDY 9'5" x 6'2"

Extremely useful extra space with so much potential and possible uses. It could easily function as a study, temporary bedroom or be converted to be included to increase the ground floor accommodation. There is a wall mounted radiator, pendant lighting, carpet flooring and an internal door leads to the inner lobby.



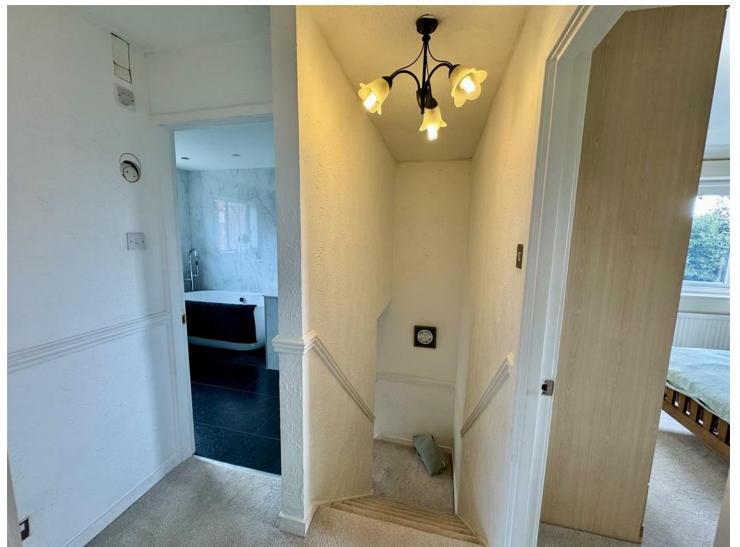
KITCHEN DINER 14'8" x 9'6" plus access area to the storage

Located at the rear of the property and with a double glazed window giving views of the garden, this good size kitchen diner has an excellent range of Birch fronted wall and base units, complimentary square, brushed stainless steel edge worktops, one and a half bowl composite sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, four ring gas hob with extractor hood over plus there is plumbing for a washing machine and space for a fridge freezer. There is plenty of room for a dining table and chairs, spotlights, vinyl flooring and two wall mounted radiators. There is extra storage in the under stairs cupboard, coving to the ceiling and a staircase with a door at the base leads to the first floor. An external door leads to the garden and an open doorway leads to the inner lobby.



LANDING 5'10" x 3'7"

Stairs ascend from the kitchen to the first floor landing with carpet flooring, access to the loft and pendant lighting. Internal doors leads to the bathroom and all bedrooms.



BEDROOM ONE 11'6" to rear of robes x 11'5" to rear of robes.

First of three excellent double bedrooms, all with fitted wardrobes and the first of two that could be used as the master bedroom. This one has light flooding in via the three double glazed windows to two aspects, a great range of fitted bedroom storage incorporating four double wardrobes, ceiling lighting and carpet flooring. There is a wall mounted radiator, coving to the ceiling and an internal door leads to the landing.



BEDROOM TWO 14'7" to rear of robes x 9'4"

Second superb sized double bedroom, an alternative main bedroom, and again having fitted wardrobes, this time with sliding mirror doors. There is carpet flooring, natural light is brought in via the double glazed window to the front and a wall mounted radiator. There is coving to the ceiling and an internal door leads to the landing.



BEDROOM THREE 11'7" to rear of robes x 9'9"

Another double bedroom with fitted wardrobes again having sliding mirror doors. This one is located at the rear of the property with the double glazed window bringing in natural light and giving views of the garden. There is carpet flooring, a wall mounted radiator and coving to the ceiling. An internal door leads to the landing.



BATHROOM 9'5" x 8'10"

Stylish house bathroom having a four piece suite in white consisting of a kidney shaped free standing bath with floor mounted taps and shower attachment, separate double shower enclosure with rainwater shower head and separate hose, wall mounted vanity wash unit with circular sink, mixer tap and storage under and a close coupled WC. There is Karndean flooring underfoot, the walls have full coverage of attractive low maintenance waterproof panelling, there is a grey ladder towel radiator and double glazed window with obscure glass. There is inset ceiling spotlights, a very useful bulkhead shelf area with boiler above and an internal door leads to the landing.



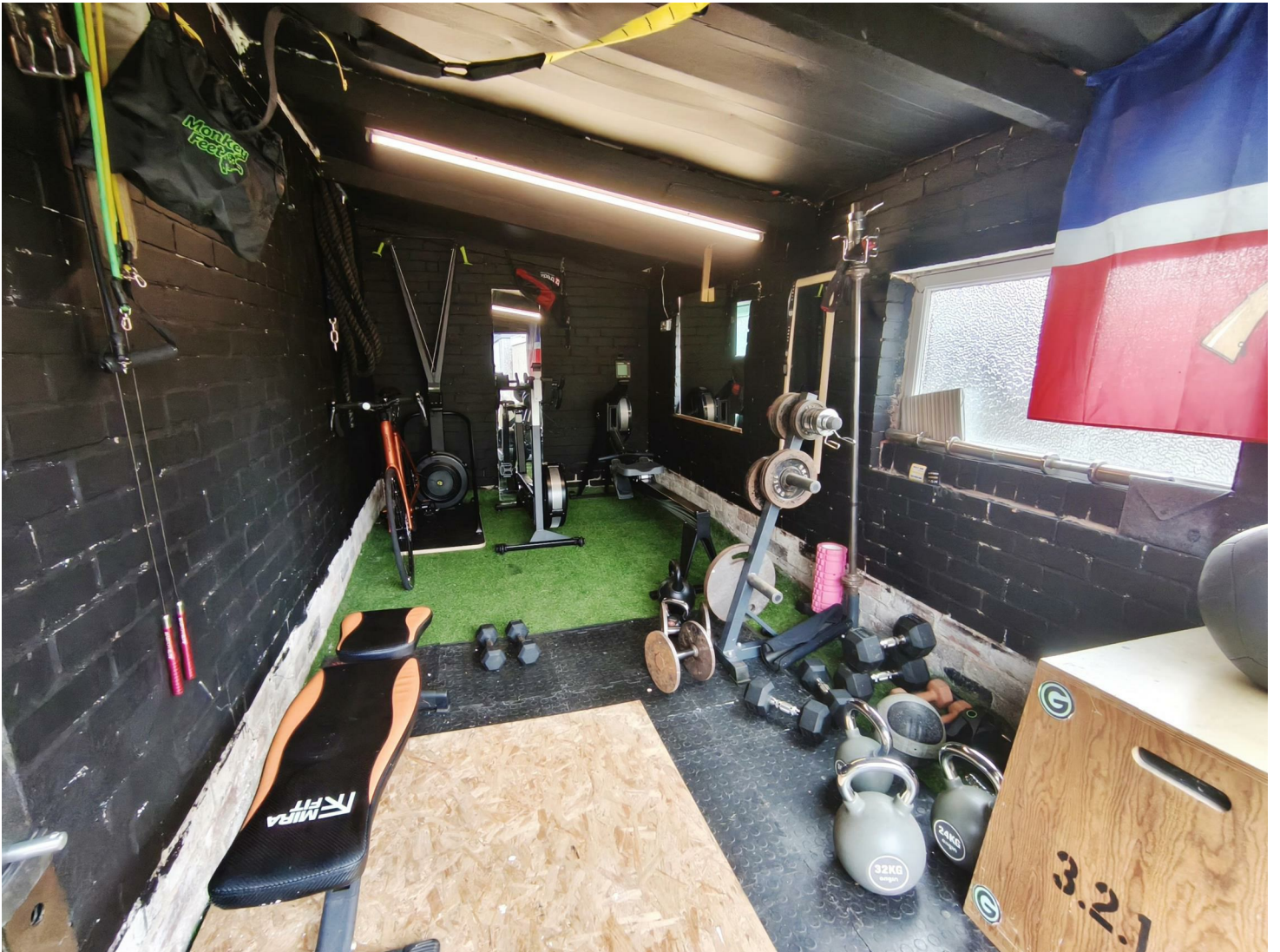
EXTERNALLY

There is plenty of off road parking the front in addition to the detached garage. There is a timber fence that could be moved to give additional parking if required. A gate to the side gives secure access to the rear garden which consists of a lawn area, patio with fixed gazebo and further patio area. There is access to the storage which is currently used as a sauna. Access to the garage is through a gate to the side of the property.



GARAGE 16'11" x 7'8"

Currently used as a gym and having many potential uses, including a garage. There is a glazed window power, light and a remote opening roller door.



STORE/STEAM ROOM 5'9" x 3'7"

Great use of this compact space, currently used as a sauna by the owner as a sauna, but again, with many potential uses.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
Access to the garage

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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

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

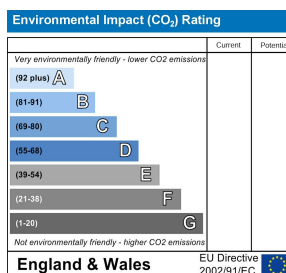
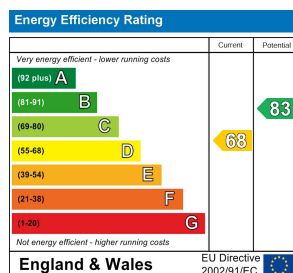
~ Paisley Mortgages ~

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.



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PROPERTIES