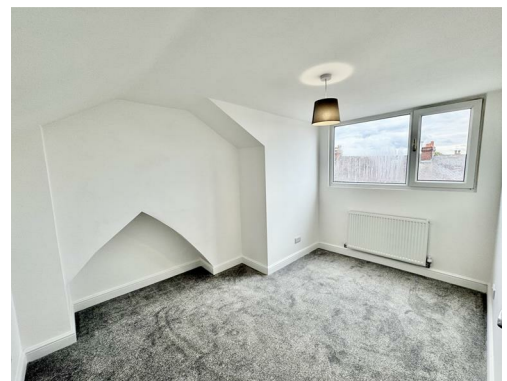
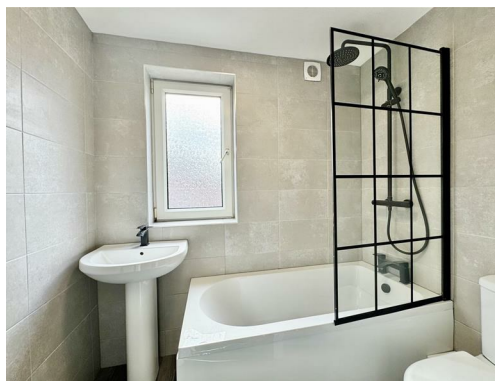


12 Church Street,
Staincross S75 6BU

PER MONTH
£895 Per Month



THIS FANTASTIC, RECENTLY REFURBISHED, THREE BEDROOM TERRACED HOUSE BENEFITS FROM TWO WELL PRESENTED RECEPTION ROOMS INCLUDING AN EXCEPTIONAL DINING KITCHEN, GENEROUSLY SIZED BEDROOMS AND WELL PROPORTIONED LIVING ACCOMMODATION. THERE IS A GROUND FLOOR WC, LOW MAINTENANCE GARDEN WITH THE PROPERTY IDEALLY LOCATED CLOSE TO ALL LOCAL AMENITIES

AVAILABLE MAY 2026, UNFURNISHED, NO SMOKERS, £1030 BOND, COUNCIL TAX BAND A, EPC: D64

PAISLEY
PROPERTIES

LOUNGE 13'4" max into recess x 12'1"



You enter the property through a recently installed composite front door into the generous living room, giving a first glimpse of the presentation the property has to offer. A double glazed window to the front brings in natural light, there is a wall mounted radiator, vinyl flooring with an internal door leading to the kitchen.

KITCHEN DINER 14'4" x 10'2"



Excellent dining kitchen having a great range of wall fronted finished in blue, complimentary marble effect worktops, black sink with mixer tap and marble splashbacks. Integral appliances include an electric oven and ceramic hob plus there is plumbing for a washing machine and space for a fridge freezer. There is sufficient space for a good size dining table and chairs, there is a wall mounted radiator and vinyl flooring. A door leads to the rear lobby and another into the lounge.

REAR LOBBY



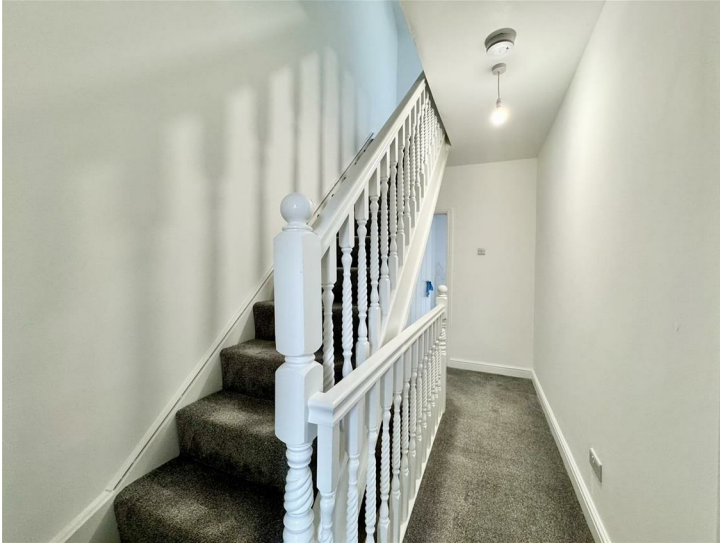
Useful space, separating the kitchen from the cloaks, having a double glazed window, vinyl flooring and wall mounted radiator. An internal door leads to the ground floor WC and an external door leads to the rear patio garden.

CLOAKS WC



Another convenient room having a twin flush low level WC, double glazed window, vinyl flooring and housing the boiler.

LANDING 12'11" x 5'10" including stairs



Stairs ascend from the kitchen to the first floor landing having carpet flooring, pendant ceiling lighting and a power socket. A staircase leads to the second floor and internal doors lead to the bathroom and both bedrooms on this floor.

BEDROOM ONE 13'5" x 12'1"



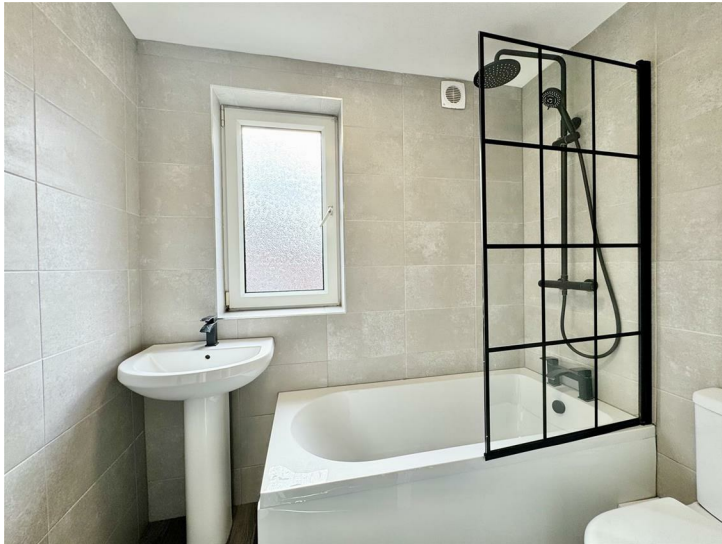
Impressive front facing double bedrooms providing lots of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM TWO 14'6" x 6'10" max into recess



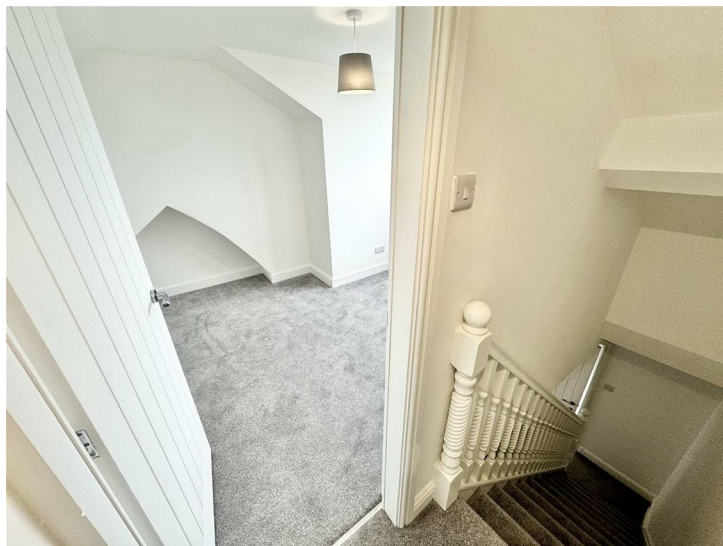
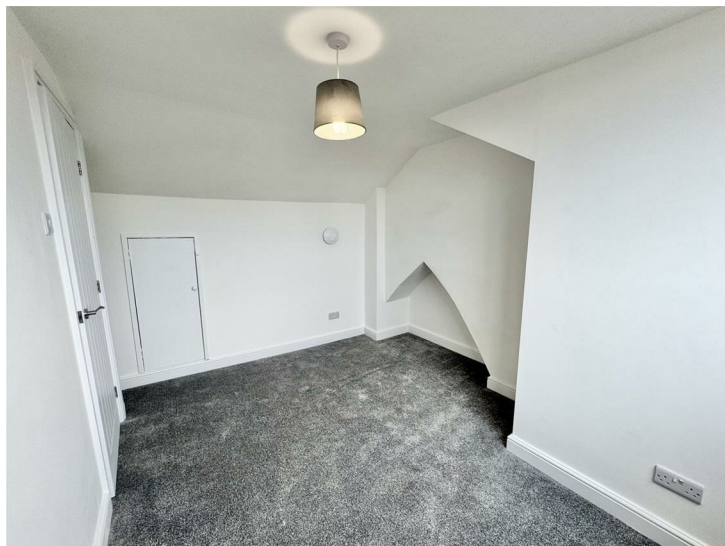
Second double bedroom, this time at the rear of the property and again providing lots of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BATHROOM 6'9" x 4'1"



Stylish house bathroom having a three piece suite in white with black fittings, consisting of a panel bath with mixer taps, thermostatic rain shower over plus separate hose and shower screen, pedestal wash basin with mixer tap and twin flush low level WC. The walls are tiled to full height, there is a black towel radiator, ceiling lighting, an extractor fan and vinyl flooring. an internal door leads to the landing.

SECOND FLOOR BEDROOM 12'2" x 8'8"



Stairs ascend from the first floor landing to the compact second floor landing giving access to the top floor double bedroom, having a double glazed dormer window bringing in the lots of natural light. There is carpet flooring, a wall mounted radiator and good size eaves storage. An internal door leads to the landing.



REAR GARDEN



To the front there is on street parking and to the rear there is a low maintenance garden having flagged and pebble areas.

LETTINGS INFORMATION MAPPLEWELL

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

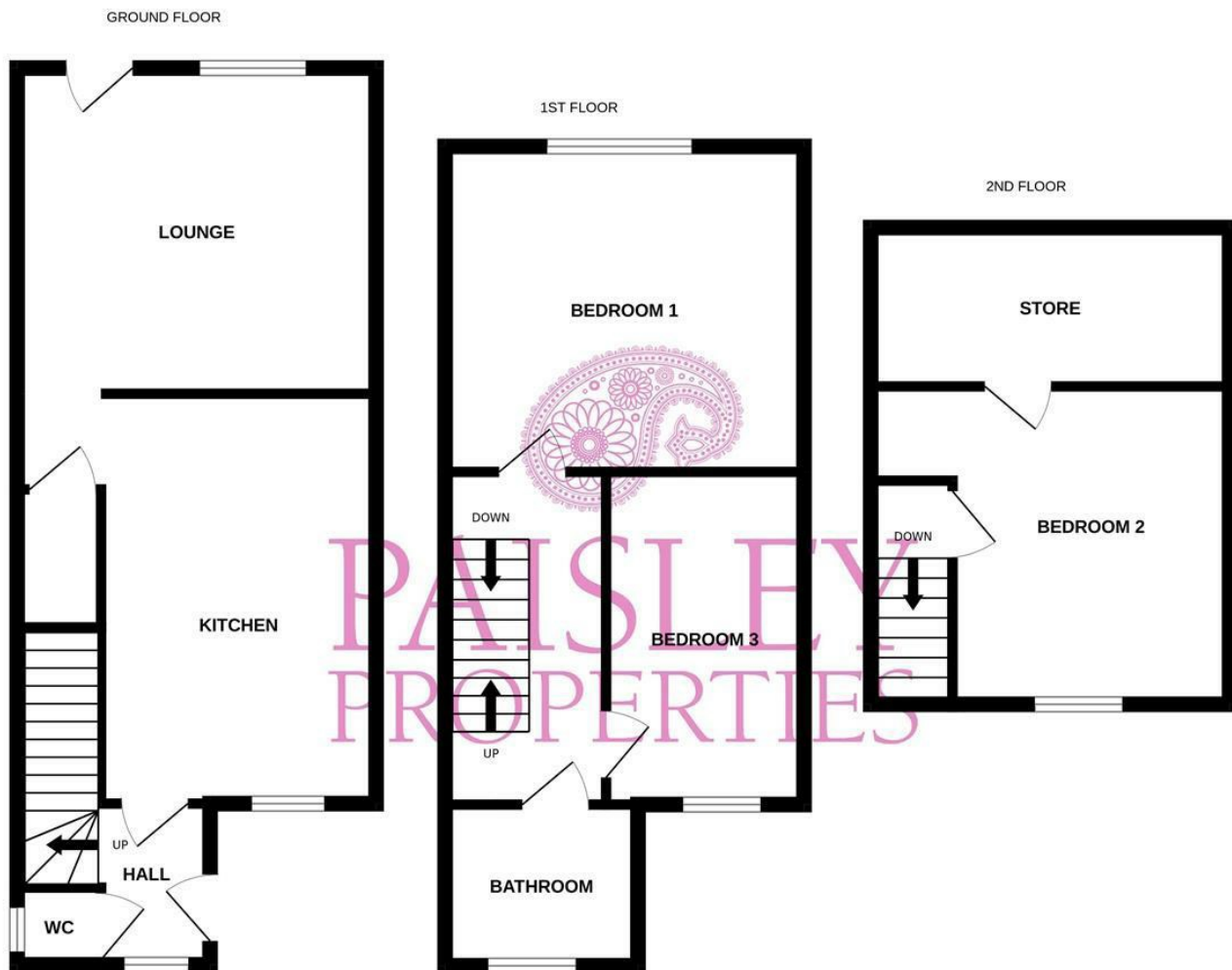
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

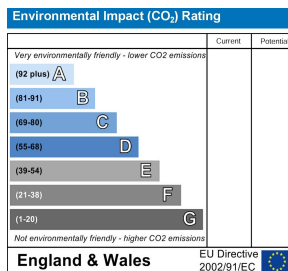
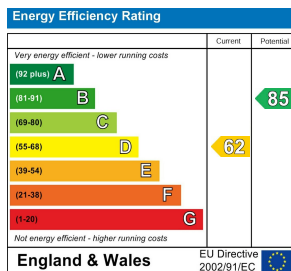
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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



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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