14 Blacker Road,
Mapplewell S75 6BW

PCM
£800 PCM

A TWO DOUBLE BEDROOM END TERRACE PROPERTY WHICH HAS JUST BEEN REFURBISHED HAVING NEW FLOORING AND FRESH DECORATION. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN. THERE IS CENTRAL HEATING, DOUBLE GLAZING AND PROPERTY IS IDEALLY LOCATED IN MAPPLEWELL CENTRE, CLOSE TO ALL LOCAL AMENITIES.

AVAILABLE JULY 2026, UNFURNISHED, NO SMOKERS. BOND £920, COUNCIL TAX BAND A, ENERGY RATING: D

PAISLEY
PROPERTIES

UTILITY ROOM 9'8" x 3'10"
You enter the property through a double glazed uPVC door into this useful entrance and utility space, having plumbing for a washing machine, counter worktop with space on top for a dryer, carpet floor and uPVC double glazed window to the side. New flooring has been added which flows into the other ground floor rooms, there is an internal door leading to the kitchen and a sliding door leading to the shower room.

SHOWER ROOM 9'8" x 4'3"
Modern shower room, very handily located on the ground floor giving access to a WC on the ground floor and useful when entertaining. There is a shower enclosure with electric shower, pedestal wash basin with mixer tap and twin flush low level WC. There is full height tiling to the walls, a frosted double glazed window and newly laid flooring. The heating comes in the source of a chrome, ladder towel radiator, there are handrails and an extractor fan. A sliding door leads to the utility room.

KITCHEN DINER 12'2" x 11'5" extending to 13'2"
Located towards the rear of the property and having an excellent range of matching wall and base units with complimentary wood effect worktops and stainless steel sink with mixer tap. There are tiled splashbacks and for cooking, there is a free standing gas cooker. New flooring as been added, there is plenty of space for a dining table, there is a uPVC double glazed window to the side and space for a fridge. There are spotlights and the boiler, which has just been checked, is also located here. Internal doors led to the utility room, inner hall and cellar.

CELLAR 12′5″ x 9′2″ plus store
Useful storage space with the electric and gas meters located here as well as the consumer unit. There is an electric light and a door at the top of the stairs leads to the kitchen diner.

INNER LOBBY
Newly laid carpet flooring and stairs to the first floor. Internal doors lead to the kitchen diner and lounge.

LOUNGE 13′4″ max into recess x 12′3″
Generous sized living room, located at the front of the property with uPVC double glazed window and uPVC door giving access to the front of the property. New flooring has been added, there is a gas fire set in marble base and backing with a decorative surround, a single radiator, decorative coving to the ceiling and ceiling rose. An internal door leads to the inner hall.

LANDING
A carpeted staircase ascends from the inner hall to the first floor landing with internal doors to both double bedrooms.

BEDROOM ONE 13′4″ x 12′5″
Superb double bedroom with plenty of space for freestanding bedroom furniture and a large double bed. There is newly laid carpet flooring, a uPVC double glazed window to the front, single radiator and an internal door leads to the landing.

BEDROOM TWO 12'9" x 11'1" irregular shaped room
Situated at the rear of the property is this second excellent sized double bedroom with uPVC double glazed window overlooking the garden. There is a radiator, newly laid carpet flooring and two cupboards, one having a radiator and the other giving access to the loft.

EXTERNALLY
To the front there is a compact patio, enclosed by mature hedge, wall and iron railings with a path leading to the front door. To the side there is off road parking with access to the rear garden.

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.

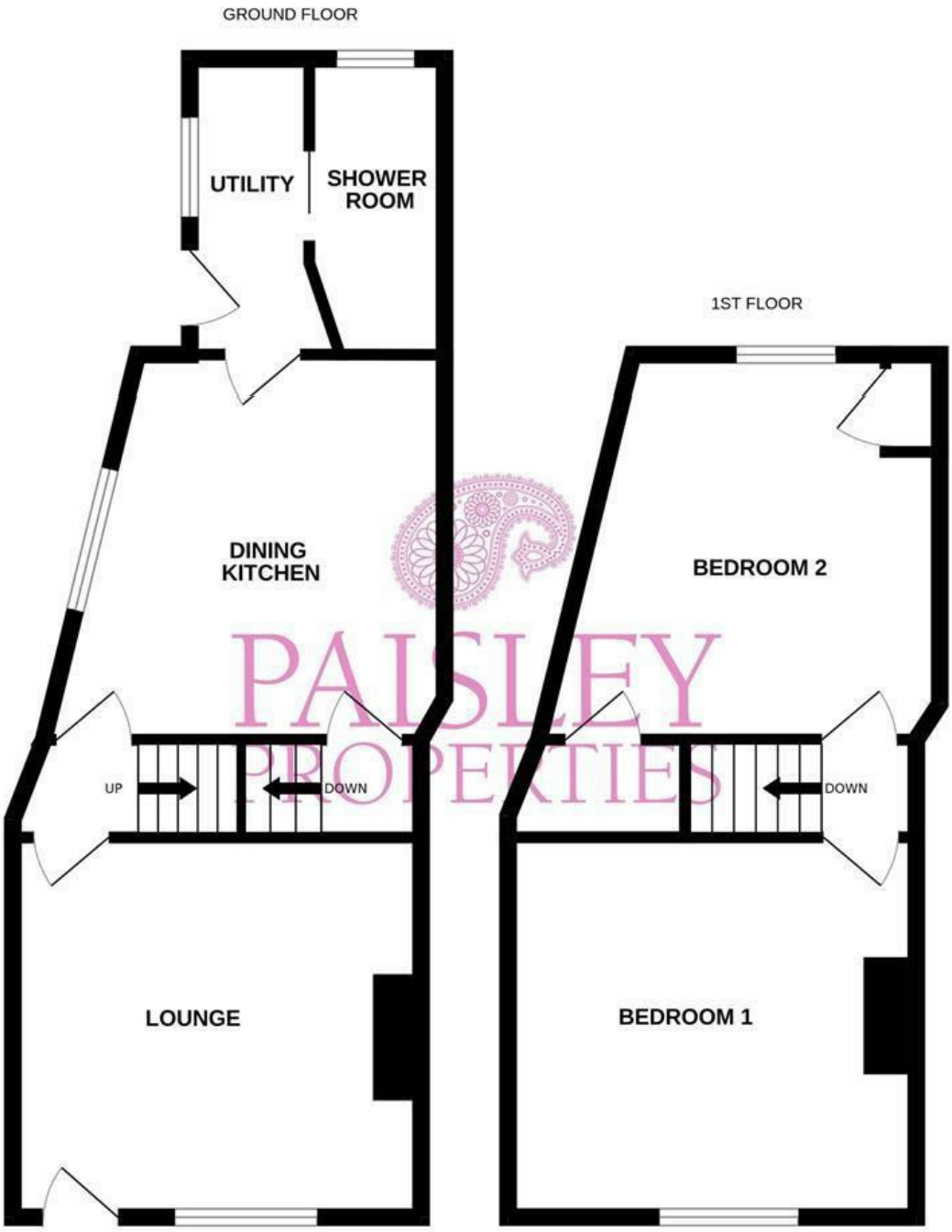
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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. *



PAISLEY PROPERTIES

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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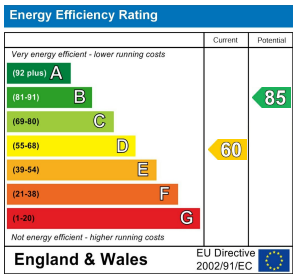

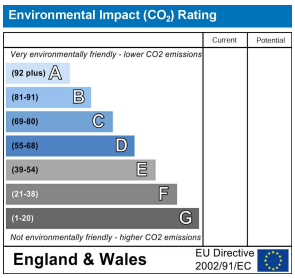

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