



THIS FANTASTIC, THREE DOUBLE BEDROOM TERRACE HAS BEEN RECENTLY RENOVATED AND NOW INCLUDES AN IMPRESSIVE DINING KITCHEN WITH INTEGRAL APPLIANCES. EXTERNALLY, THERE ARE OUTSIDE SPACES TO FRONT AND REAR OFFERING THE POTENTIAL BUYER TO PUT THEIR OWN STAMP ON IT. SITTING IN THE POPULAR VILLAGE OF STAINCROSS AND BOASTING TWO RECEPTION ROOMS, THREE GOOD SIZED BEDROOMS, ENCLOSED REAR GARDEN AND OFF ROAD PARKING.

EPC - D TENURE - FREEHOLD COUNCIL TAX BAND - A

PAISLEY
PROPERTIES

ENTRANCE LOBBY 3'1" x 3'10"



You enter the property through a composite front door in to a welcoming entrance hallway which has space to remove outdoor clothing. Natural light is brought in via the double glazed panel above the door and staircase ascends to the first floor landing. An internal door leads through to the lounge.

LOUNGE 12'11" max into recess x 12'7"



Positioned to the front of the property is this spacious lounge offering plenty of space for large pieces of living room furniture. A front facing window fills the room with lots of natural light and there is coving to the ceiling. A media wall has been installed with space for a large flat screen TV surround with built in storage and shelves to either side creating a lovely focal point to the room. There is carpet flooring, ceiling spotlights and glazed internal doors leads through to the lobby and kitchen diner.

KITCHEN DINER 16'8" x 10'4"



Located to the rear of the property is this spectacular refurbishment with the kitchen consisting of a great range of matt dark grey wall and base units, square edged worktops, tiled splashbacks and a rectangle inset black sink with black mixer tap. Integral appliances include an eye level oven and microwave, ceramic hob with square extractor hood over, upright fridge freezer, dishwasher and washing machine. Two rear facing windows give a pleasant outlook across the garden and a stable style composite door provides external access. There is a matching breakfast bar plus plenty of space for either lounge furniture or a dining table and chairs. There is laminate flooring, inset ceiling spotlights and kick board LED floor lights. An internal door leads to the lounge.



FIRST FLOOR LANDING



A staircase ascends from the entrance lobby to the first floor landing where there is carpet flooring, loft access via a hatch and doors to three bedrooms and shower room.

BEDROOM ONE 10'8" x 11'5" max into recess



Positioned to the front of the property is this generous sized master bedroom which is light and bright courtesy of the front facing window. There is space for bedroom furniture plus a double wardrobe with sliding doors, neutral decor to the walls, a wall mounted radiator, carpet flooring, pendant ceiling lighting and a door that leads through to the landing.

BEDROOM TWO 11'7" x 8'6"

Another good sized room this time located to the rear of the property with views to the garden and beyond through the window. There is plenty of space for free standing furniture , carpet flooring, a wall mounted radiator and a door leads through to the landing.

BEDROOM THREE 7'11" x 8'6"

This versatile third bedroom would accommodate a double bed if desired but alternatively would make a great children's bedroom, hobby room or office for those working remotely. A rear facing window has a similar outlook to bedroom two and the boiler sits in a cupboard. There is plenty of space for free standing furniture, carpet flooring, a wall mounted radiator and a door leads through to the landing.

SHOWER ROOM 5'7" x 7'4"



This contemporary shower room is fitted with a corner shower cubicle with sliding doors, pedestal hand wash basin with mixer tap over and a low level W.C. A front facing obscure glazed window fills the room with natural light and there is attractive cream tiling to the walls and floor. There are inset spotlights overhead, a chrome heated towel rail that sits to one wall and a door that leads through to the landing,

FRONT AND REAR



A shared gated pathway allows access to the property which is enclosed with fencing. A compact garden sits in front of the property and there is off road parking to the rear of the property. A well proportioned garden area sits across from the property to the rear and is enclosed by boundary fencing. This area, along with the front of the property, provides excellent potential for the buyer to put their own stamp of the property, whether adding extra off road parking or turning the space into a outside haven for relaxing and entertaining.



~ 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:

Off road parking

RIGHTS AND RESTRICTIONS:

Access road to the rear for the properties in this row

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

A non supporting internal wall has been removed to create the kitchen diner

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 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.

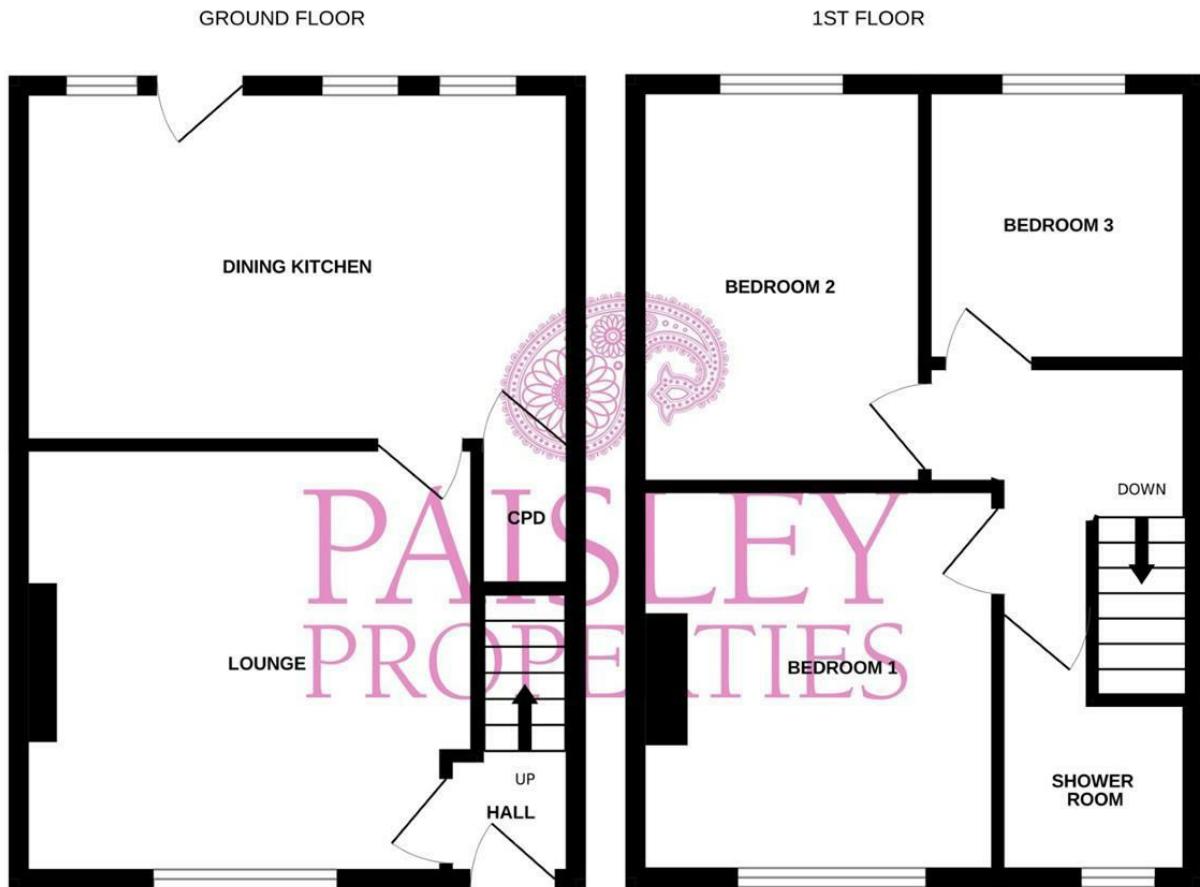
~ Paisley Mortgages ~

Harry Mason 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 Harry, 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		
England & Wales	EU Directive 2002/91/EC	85

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	68

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