Tweed Cottage, 164 New Road, Staincross S75 6PP

OFFERS IN THE REGION OF
£210,000















THIS BEAUTIFUL EXTENDED TWO-BEDROOM DETACHED HOME HAS ENCLOSED GARDENS TO THE FRONT AND REAR, A GOOD-SIZED DRIVEWAY AND GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: E

PAISLEY
PROPERTIES

LOUNGE 13'0" max x 11'11" apx



This charming lounge features an attractive ceiling rose and coving, and a beautiful stone fireplace with timber mantel housing a wood-burning stove. There are narrow alcoves and a large front-facing window. The room is neutrally decorated and offers plenty of space for living room furniture. An external part-glazed uPVC door leads out to the front garden, and an internal striped wood door opens to the breakfast kitchen.

BREAKFAST KITCHEN 12'10" max inc stairs x 12'11" apx







Generous in size, this breakfast kitchen is fitted with shaker-style wall and base units, roll-top black work surfaces, contrasting tiled splashbacks, and a ceramic sink and drainer with mixer tap. The kitchen benefits from an electric oven, four-ring electric hob, integrated fridge, washing machine, and dishwasher. The room has attractive coving to the ceiling, a breakfast bar providing an informal dining space, two side-facing windows, and tiled flooring. Pretty timber doors open to the lounge, stairs, and cellar, and a part-glazed uPVC door leads to the garden room.

CELLAR
Stairs descend to a useful keeping cellar, which offers handy additional storage space.

GARDEN ROOM 12'9" apx x 12'5" apx




This superb addition to the property provides versatile extra living space. Currently used as a dining/sitting room, it would also make a lovely home office or playroom. There are rear-facing windows and glazed French patio doors opening to the garden, as well as high-level obscure glazed side windows allowing further light to flood in. Wood-effect laminate flooring lies underfoot, and a further door leads to the kitchen.

FIRST FLOOR LANDING
Through a door from the kitchen, stairs rise to a split-level landing which also has a ceiling hatch providing access to the loft space. Doors lead to the two bedrooms and the house bathroom.

BEDROOM ONE 13'0" max x 12'10" max




Positioned to the rear of the property, this spacious king-size bedroom features high ceilings, coving, and a deep alcove perfect for a hanging rail or wardrobes. This room can comfortably accommodate a range of bedroom furniture and is nicely decorated. A side-facing window lets in natural light, and a door leads to the landing.

BEDROOM TWO 13′1″ apx x 6′8″ apx





Another good-sized bedroom, this double room is located at the front of the property, with far-reaching views from its window. There is space for a wardrobe or drawers, neutral décor, and a door leading to the landing.

BATHROOM 8′0″ apx x 4′10″ apx





Recently fitted with a stylish three-piece white suite, this bathroom has a luxurious feel, featuring a beautiful free-standing roll-top bath with floor-mounted taps and a period-style mains-fed shower over. There is an attractive pedestal wash basin, low-level WC, wall tiling, inset spot lighting, an obscure glazed side window, and vinyl wood-effect flooring. A door leads to the landing.

FRONT GARDEN



The property sits behind a pebbled garden with a well-stocked shrub centre circle. The garden is fully enclosed with boundary walling, and a gate provides access to the front door.

REAR GARDEN





A fantastic, fully enclosed rear garden with a good-sized lawn, a patio ideal for outdoor furniture, a second seating area perfect for a bistro set, and a raised bed. There are flowerbed borders, and gates lead to the side road and driveway.





DRIVEWAY AND GARAGE



Sitting at the top of the garden, tucked away off the street, is a generous driveway which leads to the generous sized single garage/workshop.

~ 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 B

PROPERTY CONSTRUCTION:
Yorkshire Stone

PARKING:
2 Off road parking spots

RIGHTS AND RESTRICTIONS:
None

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
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.

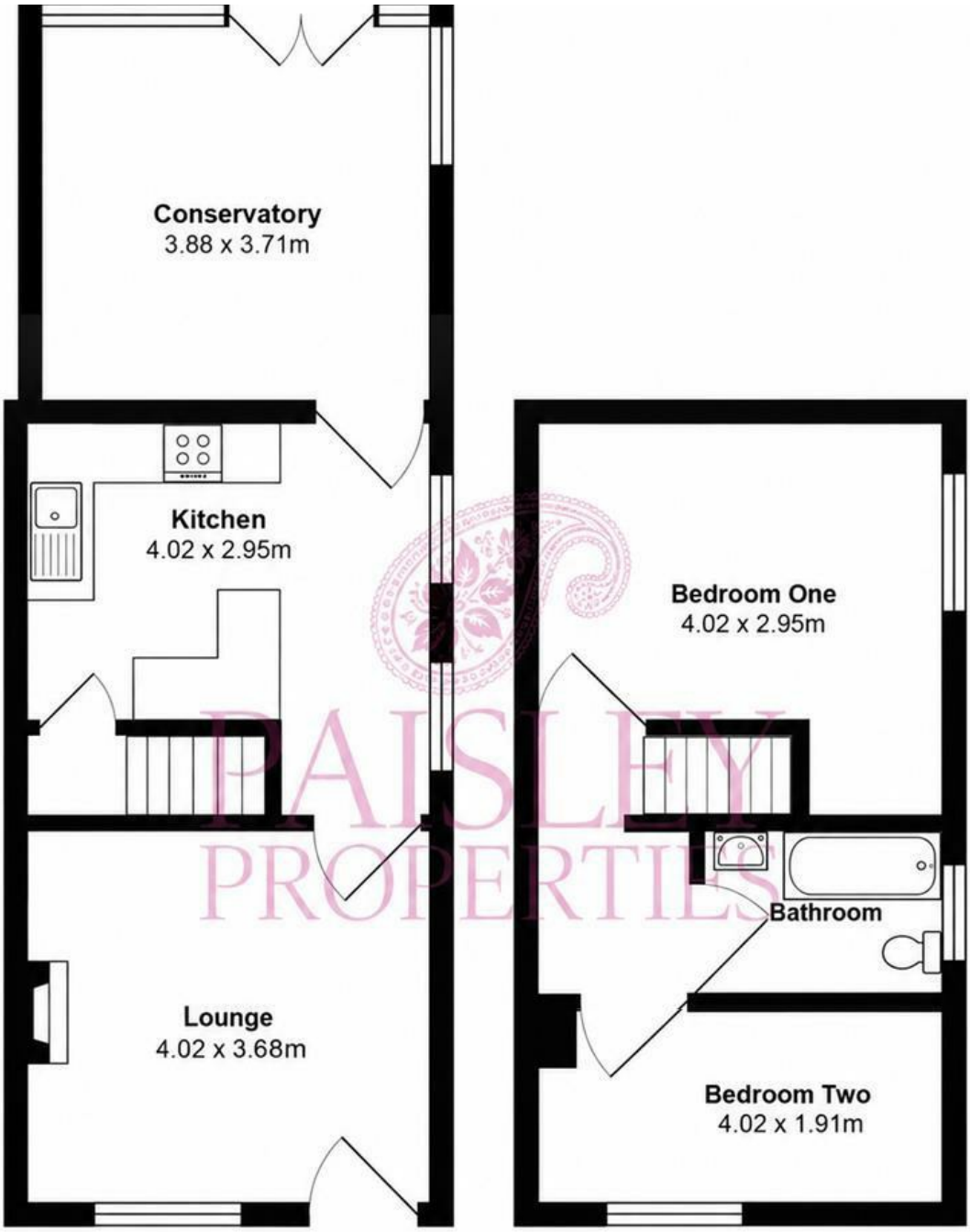
AGENTS NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information 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
Paisley Properties 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.

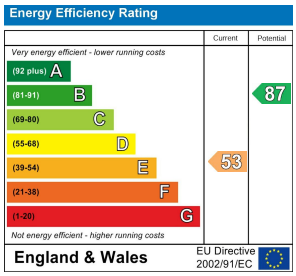
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

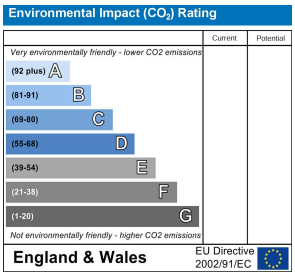
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



All measurements are approximate and for display purposes only





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160