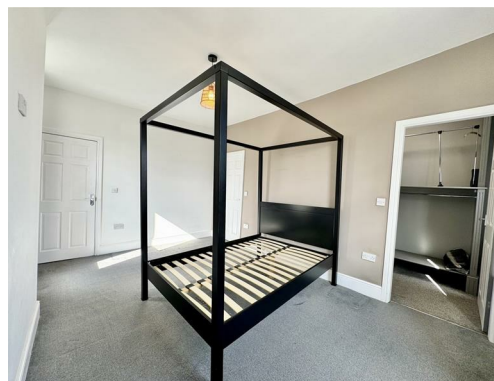


134 Towngate,
Mapplewell S75 6EH

PCM
£850 PCM



A BEAUTIFULLY PRESENTED TWO BEDROOM END OF TERRACE HOUSE WHICH INCLUDES A GOOD SIZED LOUNGE, CONTEMPORARY DINING KITCHEN, TWO DOUBLE BEDROOMS, WALK THROUGH WARDROBE IN MAIN ONE, AN ENCLOSED REAR GARDEN AND OFF STREET PARKING.

AVAILABLE MAY, PART FURNISHED, NO SMOKERS, BOND - £980, COUNCIL TAX BAND A, EPC - D

PAISLEY
PROPERTIES

ENTRANCE HALL 20'0" x 3'10"



You enter the property through a black composite secure door into the welcoming entrance hall. There is plenty of space for removing shoes and coats and has grey carpet underfoot and pendant lighting above. Doors lead to the lounge and kitchen and stairs ascend to the landing.

LIVING ROOM 15'10" x 11'8"



Situated at the front of the property, the generous lounge is decorated with grey carpet, one dark blue feature wall and a three-bulb ceiling light feature. Two large white uPVC windows look out to the front and side of the property and allow the room to flood with natural light. There is ample space for free standing furniture and a door leads back to the entrance hall.

DINING KITCHEN 15'9" x 12'10"



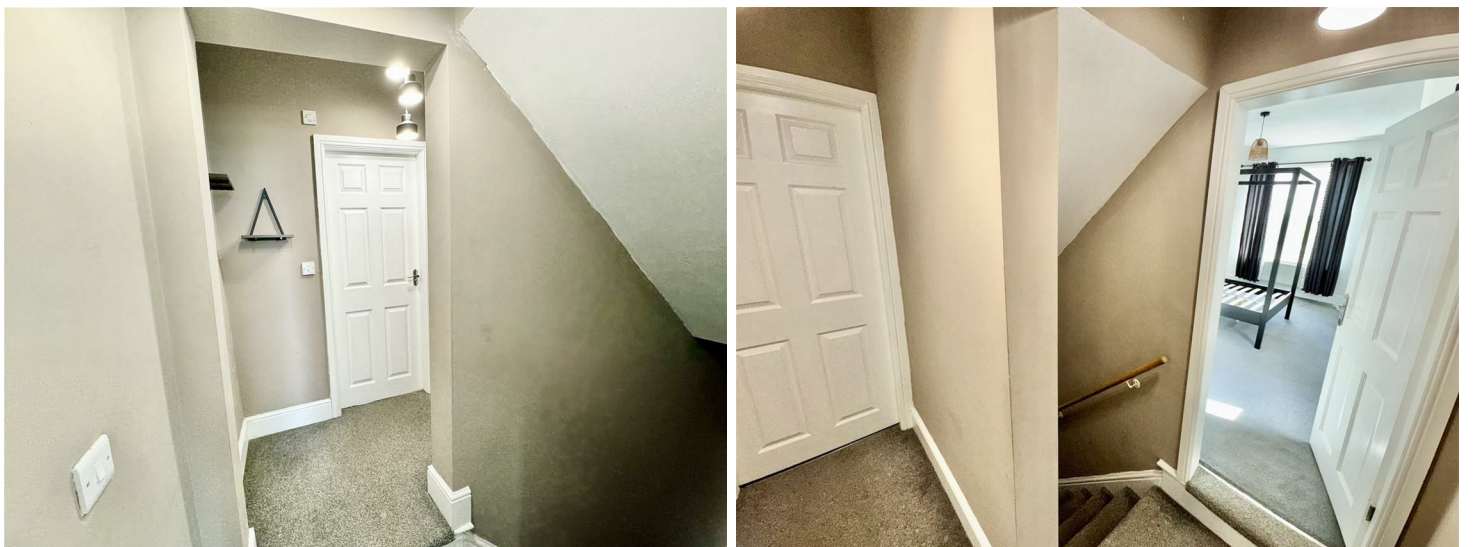
At the rear of the property, you find the beautifully presented, modern dining kitchen. Grey striped vinyl spans the floor and chrome spotlights are fitted overhead. An industrial style pendant light hangs down from the ceiling, creating a stunning central feature. The kitchen is fitted with gloss grey wall and base units and white granite worktops and splashbacks. There is a black composite sink and drainer with stainless steel mixer tap, as well as a 'Kenwood' range style cooker with glass splashback behind. The kitchen also offers space for a fridge and freezer and plumbing for both a dishwasher and washing machine and includes a built in microwave. A dining table would fit in the space nicely and make a great addition to the room. With a view over the rear garden, a large white uPVC window provides fantastic natural light. Doors lead to the garden area, the cellar and the entrance hall.



CELLAR

Stairs descend down to the spacious cellar which offers a brilliant storage area and has power and light.

STAIRS AND FIRST FLOOR LANDING



Grey carpet adorns the stairs and landing with a three-bulb pendant light feature overhead. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 16'4" x 10'9"



Located at the front of the property, the first double bedroom is neutrally decorated with white walls and a ceiling light feature. Brand new grey carpet will be fitted in this room. Two white uPVC windows sit at the front and side of the bedroom. The master bedroom benefits from a large walk-in wardrobe which spans the full length of the room. The space is fitted with multiple shelves and clothes rails for all your clothes and shoes. Doors lead to the wardrobe and back to the landing.



BEDROOM TWO 12'11" x 8'2"



The second double bedroom is positioned at the rear of the property. This bright room is decorated with grey carpet and a ceiling feature light. Looking out to the back garden is a large white uPVC window. The room offers space for free standing furniture and has a built-in storage cupboard which can be used as a step-in wardrobe. Doors lead to the storage cupboard and the landing.

HOUSE BATHROOM 7'6" x 9'9"



The property boasts a very spacious bathroom fitted with a white four-piece suite which includes a low-level W.C., vanity hand wash basin with stainless steel mixer tap, attractive free-standing bath and shower cubicle with rainfall shower head and hand held attachment. Grey tile effect vinyl covers the floor and the walls are partially tiled black.

EXTERNAL



Through a door from the kitchen, you step out to the rear parking area which offers space for one car. Set further back, accessed through a fenced gate, there is an easily maintained lawn area. The EV charger will be left at the property.



FRONT AND REAR VIEW



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).

AGENT NOTES MAPPLEWELL

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.

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PAISLEY PROPERTIES MAPPLEWELL

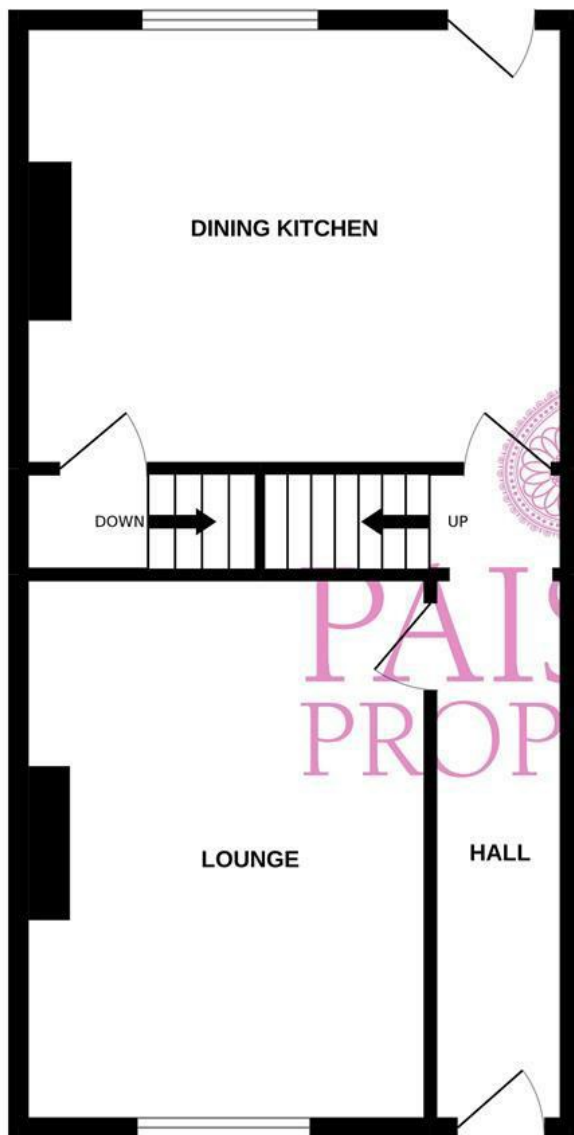
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL

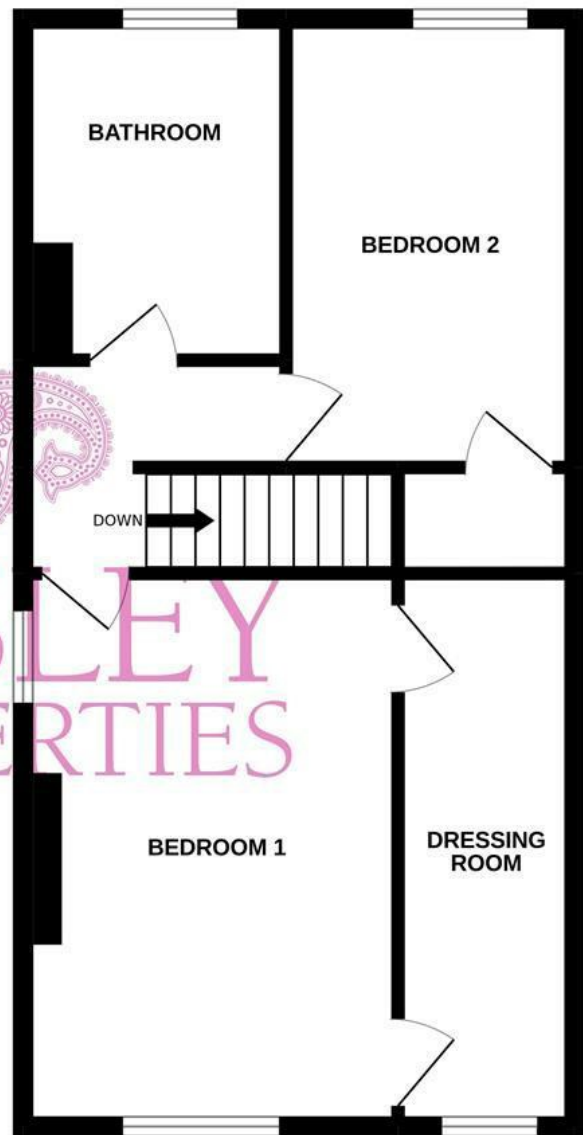
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

GROUND FLOOR



1ST FLOOR



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			
		65	74
England & Wales		EU Directive 2002/91/EC	

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	

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PROPERTIES