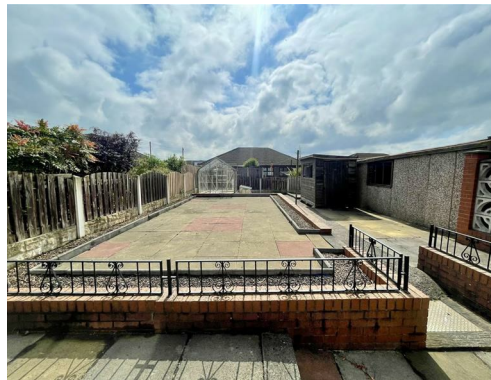


47 Eastfield Crescent,
Staincross S75 6DN

OFFERS AROUND
£195,000



**** NO ONWARD CHAIN** THIS SPACIOUS SEMI-DETACHED TWO BEDROOM TRUE BUNGALOW HAS BEEN WELL MAINTAINED OVER THE YEARS AND IS JUST BURSTING WITH POTENTIAL. IT BOASTS A SOUTH FACING REAR LOW MAINTENANCE GARDEN, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 2'10" x 6'10" max

You enter the property through a mahogany effect uPVC door into a welcoming entrance hallway which has carpet underfoot. A doorway leads to the kitchen an archway opens to the dining room and an internal door gives access to the lounge.

KITCHEN 9'4" x 7'1" max

Positioned to the front of the property with a window overlooking the front garden and quiet street beyond, this country style kitchen is fitted with cream base and wall units, beige marble effect roll top laminate worktops, brown tiled splashbacks and an oatmeal one and a half bowl sink and drainer with chrome mixer tap. Cooking facilities comprise of a white four burner gas hob with concealed extractor fan above and an electric oven. There is space for an undercounter fridge and plumbing and space for a washing machine. A large cupboard to one corner houses the property's boiler and offers some storage for larger household items. There is wood effect vinyl flooring running underfoot. A doorway leads to the entrance hallway.



DINING ROOM 8'11" x 8'1" max

Accessed via an archway from the entrance hallway this separate dining room was originally a third bedroom and offers versatility as it could have many uses. A side facing window allows light to flood in and a door leads to the inner hallway.



LOUNGE 14'4" x 17'6" max

Generous in proportion and located to the front of the property with a large window allowing copious amounts of natural light to enter, this lovely lounge has a gas fire (gas supply currently capped off) in a wooden surround as a focal point. There are decorative ceiling roses with brass light fittings which light up the room beautifully. Doors lead to the inner hallway and entrance hallway.



INNER HALLWAY 6'1" x 4'11" max

This L-shaped hallway has a hatch to allow access to the loft and doors leading to the two bedrooms, dining room, lounge and bathroom.

BEDROOM ONE 9'0" x 14'10" max

Just flooded with light from a set of sliding patio doors which allow access to the rear garden, this fabulous double bedroom has fitted mahogany effect wardrobes and further space for items of freestanding bedroom furniture. A door leads to the inner hallway.



BEDROOM TWO 11'1" x 8'2" max

Again located towards the rear of the property with a window overlooking the rear garden, this charming second double bedroom also benefits from built in mahogany effect wardrobes. A door leads to the inner hallway.



BATHROOM 4'11" x 7'10" max

This contemporary bathroom is fitted with a three piece grey suite comprising of a bath with a thermostatic mixer shower over and protective glass screen, a vanity unit with hand wash basin and cupboard under for storage and a low level W.C..The room is fully tiled with pale grey and peach tiles with decorative inserts and there is carpet underfoot. An obscure window allows natural light to enter. A door leads to the inner hallway.



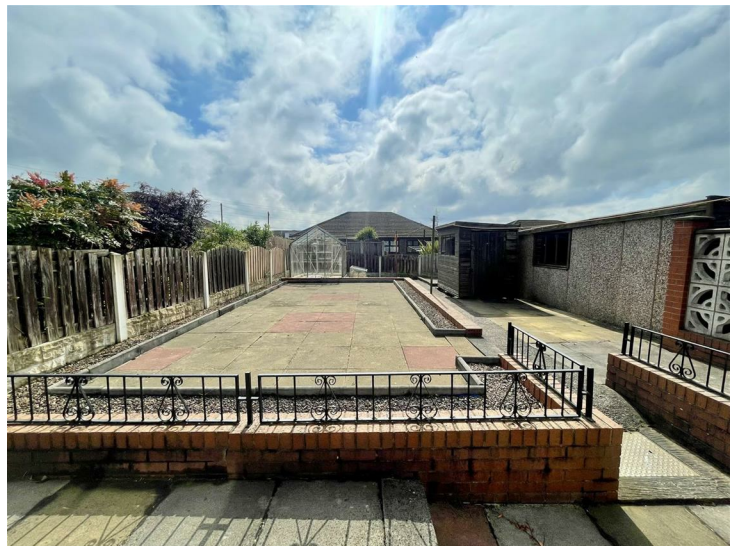
FRONT, PARKING & GARAGE

To the front of the property is a low maintenance gravelled front garden with a long driveway reaching down the side of the property to a single garage with an up and over door, light and power.



REAR GARDEN

The south facing rear garden has been designed to be low maintenance with several different areas of paving. There is a greenhouse for the green fingered and a shed for storing garden items.



~ 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.

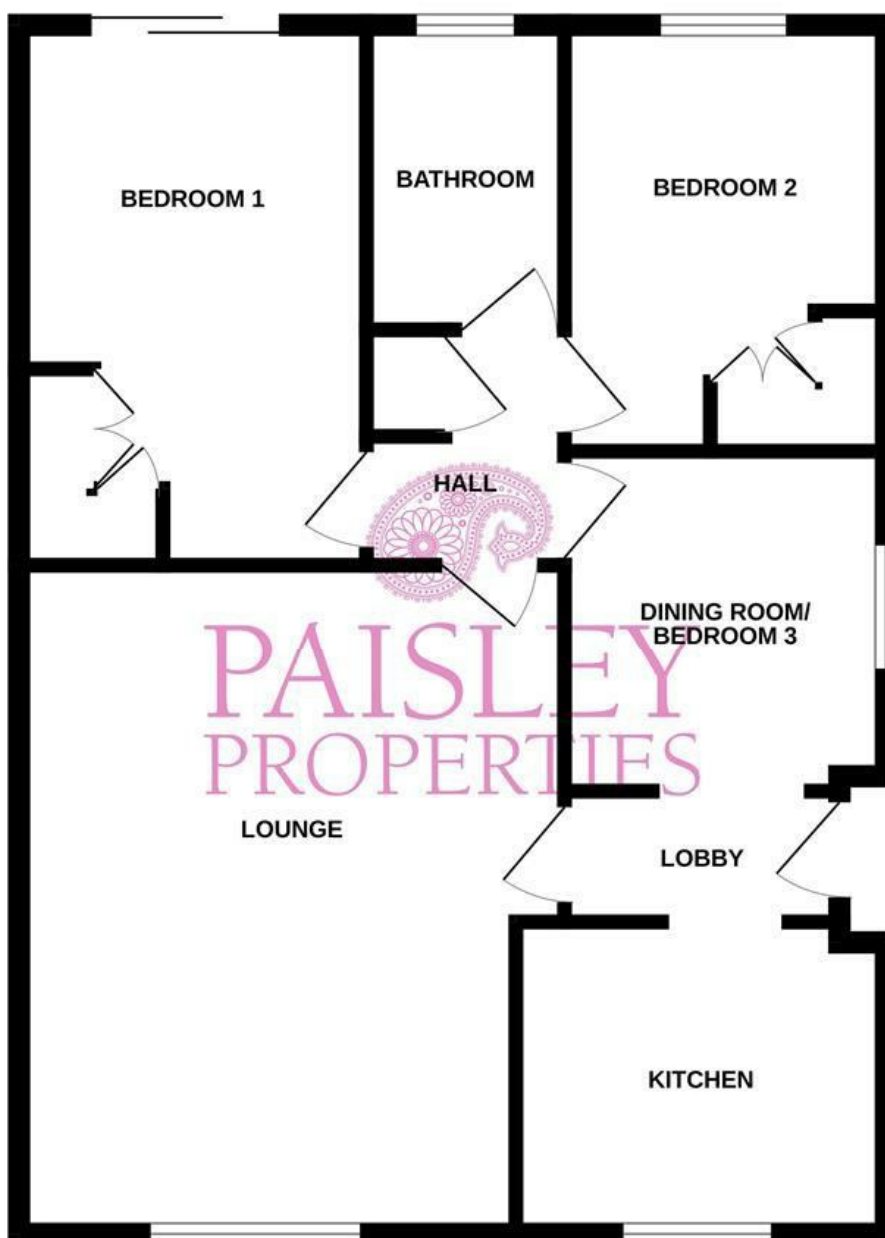
~ Paisley Mortgages ~

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 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		86
(81-91) B		
(69-80) C		61
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(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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PAISLEY
PROPERTIES