

20 Montrose Avenue,  
Darton S75 5LS

OFFERS IN THE REGION OF  
£315,000

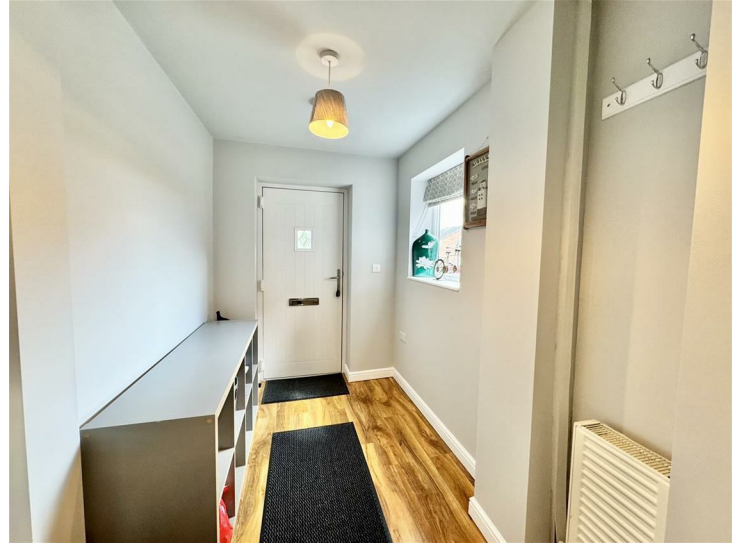


THIS IMMACULATELY PRESENTED, EXTENDED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES INCLUDING AIR CONDITIONING PLUS CENTRAL HEATING. THE PROPERTY BOASTS AN EXCEPTIONAL OPEN PLAN LIVING DINING KITCHEN WITH B-FOLD DOORS, SEPARATE LOUNGE AND UTILITY ROOM, GROUND FLOOR WC, THREE SIZEABLE DOUBLE BEDROOMS, EN SUITE TO THE MASTER, STYLISH BATHROOM AND AMPLE PARKING FOR CARS PLUS THE GARAGE.

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING: C

PAISLEY  
PROPERTIES

## HALLWAY 9'5" x 5'8"



You enter the property through a composite front door into this welcoming and good size entrance area with plenty of space to remove coats and shoes. There is laminate flooring, a wall mounted radiator, two pendant ceiling lights with natural light being drawn from the double glazed window to the side. A glazed internal door shares this natural light and leads to the lounge.

## LOUNGE 14'9" max into recess x 13'11"



Generous living room with the double glazed bay window to the front bathing the room with natural light. The focal point of the room is the elevated, wall mounted electric fire with remote operation and there is extensive space for freestanding furniture. There is carpet flooring, two wall mounted radiators, coving to the ceiling and a glazed internal door leads to the living dining kitchen.

## LIVING DINING KITCHEN 21'7" x 14'6" narrowing to 9'4"



Hugely impressive space with the kitchen consisting of a great range of wall and base units with a light green/blue finish, quartz worktops with matching splashbacks and inset one and a half bowl sink with mixer tap. The many integral appliances include the Rangemaster range cooker having a six ring hob, double oven and black extractor hood over, dishwasher plus there is space for an American style fridge freezer (could be included). The LVT flooring flows seamlessly across both areas with the living/dining area having two upright, designer radiators, plenty of space for freestanding furniture with the exceptional bi fold doors linking the inside and outside beautifully whilst flooding the area with natural light. The air conditioning that supplies both heat and cool air ensures a perfect temperature all year round.





**UTILITY ROOM 7'0" x 5'0"**



Convenient separate room having base units and tiled splashbacks, worktop with inset stainless steel sink with mixer tap and plumbing for a washing machine. There is LVT flooring, a wall mounted radiator, inset ceiling spotlights, and extractor fan and a stable style, composite door leading to the side of the property. An internal door leads to the ground floor WC.

**GROUND FLOOR WC 5'2" max to rear of cupboard x 3'11"**



Another very useful space and again refurbished having a vanity wash unit with sink having a mixer tap and incorporating a close coupled WC. There is LVT flooring, a wall mounted radiator and a storage cupboard which also houses the boiler. An internal door leads to the utility room.

**LANDING 9'7" x 2'11" plus stairs**



Stairs ascend from the lounge to this light and airy landing having carpet flooring, a wall mounted radiator, wall lights and a double glazed window to the side attracting natural light. There is a storage cupboard, loft access and internal doors lead to the bathroom and all bedrooms.

**BEDROOM ONE 22'0" max including en suite x 14'6" max into robe**



Expansive, extended main bedroom providing generous space for freestanding bedroom furniture in addition to the splendid fitted wardrobes with sliding doors. Situated at the rear of the property, the double glazed window draws in natural light and overlooks the garden, there is carpet flooring, two wall mounted radiators and inset ceiling lights. Internal doors lead to the en suite and landing. The air conditioning that supplies both heat and cool air ensures a perfect temperature all year round.



### **EN SUITE 7'6" x 3'11"**



Completing this superb master suite is the en suite having a three piece suite in white consisting of a double shower area with overhead rain shower and separate hose, vanity wash basin with drawers and mixer tap and twin flush low level WC. There is tiling on the walls to dado height, an extractor fan, inset ceiling spotlights, mirror with light and a chrome towel radiator. A double glazed window with obscure glass brings in natural light and a door leads to the bedroom.

### **BEDROOM TWO 13'10" max into robes x 8'7"**



Second double bedroom, again with great storage having fitted wardrobes with sliding mirror doors. The double glazed window to the front brings in natural light and has open views down the cul de sac, there is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

### **BEDROOM THREE 15'1" plus recess x 5'11"**



Third double bedroom, again with the double glazed window to the front bringing in natural light and having open views down the cul de sac. There is carpet flooring, a wall mounted radiator and two pendant ceiling lights. An internal door leads to the landing.

### **BATHROOM**



Another elegant bathroom having a three piece suite in white consisting of a thin walled bath with black fittings, thermostatic shower with rain shower over and microphone hose, vanity wash unit with basin having mixer tap and close coupled WC. There is quality tiling on the walls to full height, tiled flooring, inset spotlights set in the low maintenance ceiling and black towel radiator. A double glazed window with obscure glass brings in natural light, there is an extractor fan and an lovely built in shelf area with mirror behind. An internal door leads to the landing.



**GARAGE AND PARKING 15'11" x 7'10"**



A long driveway to the side gives ample parking for cars and leads to the garage that offers additional parking, has power and light plus and up and over door.

## REAR GARDEN



Similar to the interior, the outside space has also been thoughtfully improved and includes two composite decked patio areas, the one adjacent to the bi fold doors having floor mounted LED lights, to make full use of this outstanding garden that attracts the sun throughout the day. Between the two decked areas there is a good size lawn with one side having a raised, railway sleeper planting area plus there is an external power socket and tap. There is access to the enclosed side storage (4.5m x 0.95m ) and secure gated access to the side of the property.



## **MATERIAL INFORMATION MAPPLEWELL**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Barnsley Band D

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway and garage

RIGHTS AND RESTRICTIONS  
Part shared driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property during the current vendor's ownership.  
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 and Air conditioning  
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 MAPPLEWELL**

### **AGENT NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

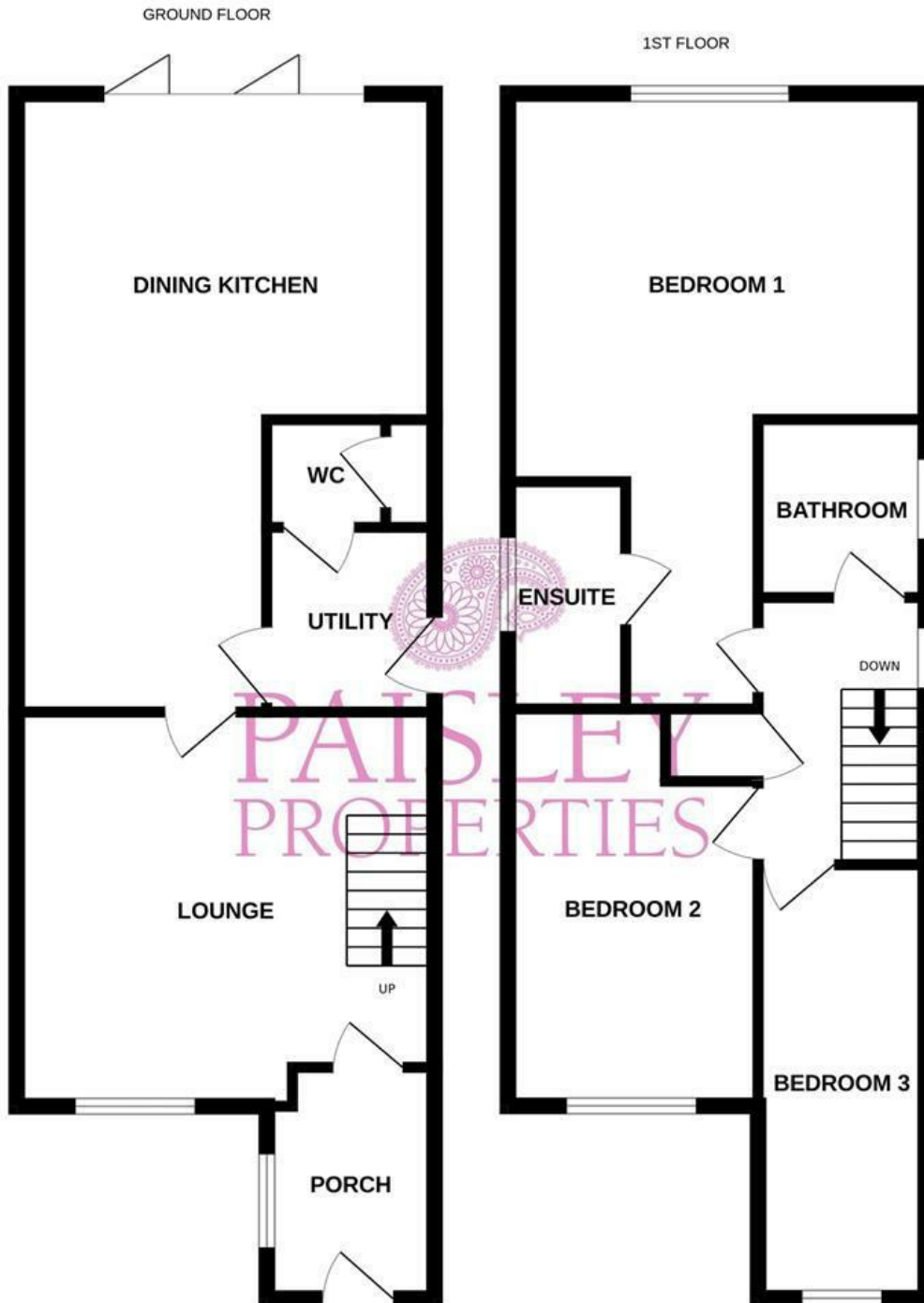
## **PAISLEY PROPERTIES MAPPLEWELL**

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. \*



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			84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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