

32 Stoney Lane,  
Taylor Hill HD4 6HP

OFFERS AROUND  
£215,000



IMMACULATELY PRESENTED AND "MOVE IN READY" IS THIS CHARMING THREE BEDROOM SEMI DETACHED COTTAGE WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, PEACEFUL AND ENCLOSED REAR GARDEN WITH WOODLAND VIEWS AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRING 29/09/2921 - CHARGES £4 PER ANNUM / COUNCIL TAX BAND E / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 7'8" x 3'10" max**

You enter the property through a upvc part glazed door into this welcoming entrance vestibule where there is space to remove outdoor clothing and for freestanding storage. There is laminate flooring underfoot and a door leads through to the lounge.



### **LOUNGE 14'5" x 13'9" max**

This beautifully presented reception room has an inset fireplace with a stone hearth, timber mantle and houses a gas stove giving a lovely focal point to the room. There is a good amount of space to accommodate free standing living room furniture. Deep silled windows give a view over the front garden, laminate flooring flows underfoot and a door opens to the dining room.





### **DINING ROOM 14'8" x 12'11" max**

This impressive dining room has ample space for a dining table and chairs and freestanding furniture. A gas fire with marble surround gives a focal point to the room and laminate flooring continues underfoot. A large window with a window seat gives pleasant views out to the rear garden and doors lead through to the kitchen, rear hallway, a handy understairs storage cupboard ideal for household items and back through to the lounge.



### **KITCHEN 14'10" x 5'10" max**

This stylish kitchen has a range of cream gloss wall and base units, complimentary roll top work surfaces with metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. There are integrated appliances including an electric oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine. The kitchen has laminate flooring underfoot and dual aspect windows allow natural light to flow through the space. A door leads through to the dining room and an external door opens to the rear garden..



## **CELLAR**

This good sized cellar is accessed from the rear garden, great for additional storage, extra fridge and freezer space or work shop if desired.



## **REAR HALLWAY**

Positioned off the dining room is the rear hallway which gives access to the garden and stairs ascend to the first floor landing.

## **FIRST FLOOR LANDING**

Stairs ascend from the rear hallway to the first floor landing which has fitted sliding storage with hanging space, access to the loft hatch and doors open to three bedrooms and the house bathroom.



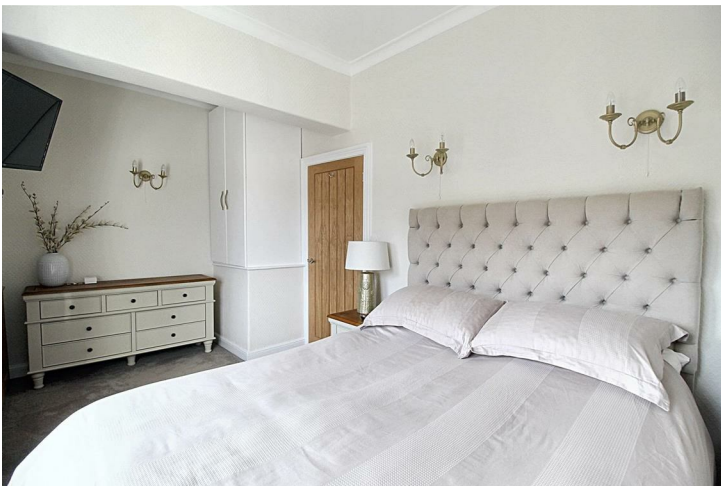
### **BEDROOM ONE 13'9" x 8'3" max**

Positioned at the front of the property is this spacious and tastefully decorated double bedroom with ample room for freestanding furniture, two sets of louvre style fitted wardrobes and a doorway leads to the first floor landing.



### **BEDROOM TWO 15'5" x 7'11" max**

This neutrally decorated double bedroom positioned to the rear of the house has space for freestanding furniture, a bank of sliding wardrobes, bulk head storage and a window which gives lovely views over the rear garden and woodland beyond. A door leads on to the landing.



### **BEDROOM THREE 9'11" x 6'2" max**

A bright single bedroom which would make an ideal home office or child's bedroom, with space for freestanding furniture and a door leads onto the landing.



### **HOUSE BATHROOM 7'6" x 7'0" max**

This attractive house bathroom has a white three piece suite which comprises of a bath with shower over and glass screen, low flush W.C and a pedestal hand wash basin with mixer tap over. The room is fully tiled with complimentary vinyl flooring underfoot and has a large chrome heated towel radiator. A deep silled obscured front window allows light to flood through and a door leads on to the landing.



### **REAR GARDEN**

This well maintained enclosed and peaceful garden can be accessed through from the side kitchen and rear hallway. A patio area offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture. A lawn area and decorative shale borders complete the space and offer views of the adjoining woodland. A timber porch provides storage and opens to the cellar head.



**EXTERNAL FRONT**

To the front of the property is a lawned garden with a low stone wall.



## **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.

## **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. \*

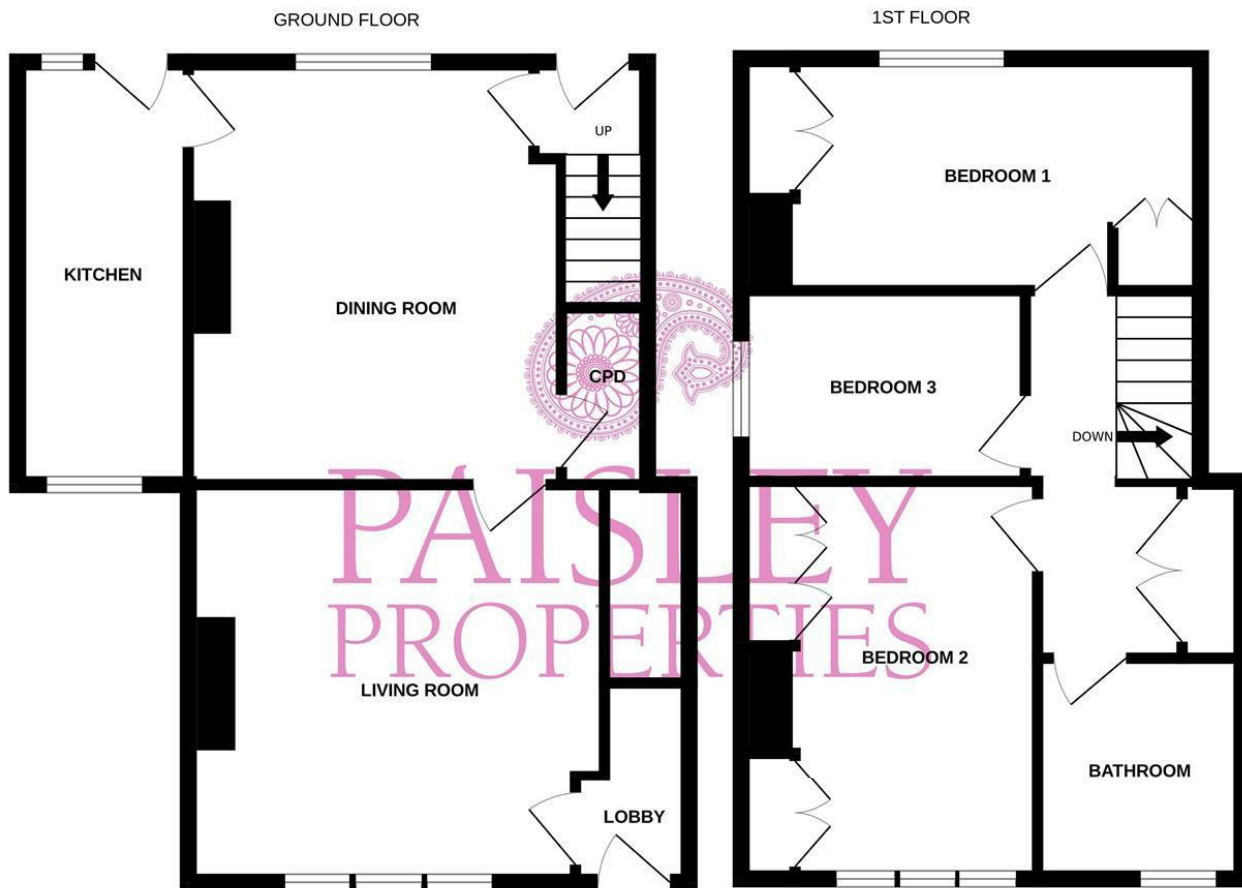
## **PAISLEY**

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.

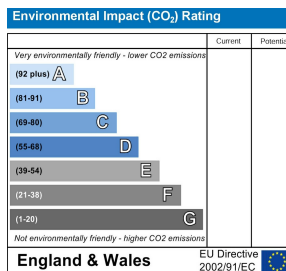
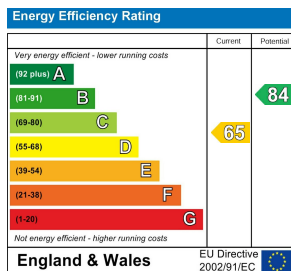
## **SURVEY TEXT**

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](mailto: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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