

76a Dalton Green Lane,
Dalton HD5 9UQ

OFFERS AROUND
£290,000



POSITIONED ON A QUIET SIDE LANE IS THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION WITH LOW MAINTENANCE REAR GARDEN AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH 6'3" x 3'8" max

You enter the property through a composite door into this handy entrance porch which has space to remove and store outdoor clothing, practical vinyl click flooring underfoot and a door opens to the kitchen.

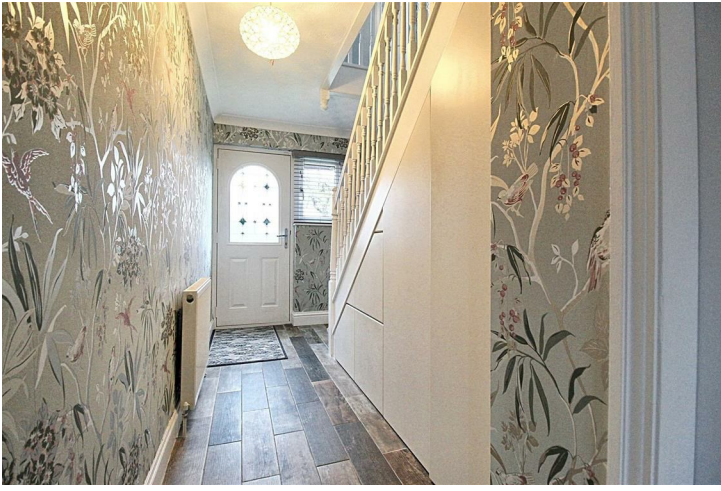
KITCHEN 14'0" x 10'7" max

This modern kitchen is fitted with a range of cream wall and base units, contrasting roll top work surfaces, tiled splash backs and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with concealed extractor fan over, plumbing for a dishwasher and washing machine and space for a tumble dryer and freestanding fridge freezer. A large window gives a view over the driveway and there are spotlights to the ceiling, Vinyl Click flooring completes the look and doors lead through to the entrance porch and rear hallway.



REAR ENTRANCE HALLWAY

You enter through a upvc door into this beautifully presented rear hallway with understairs "push" storage, ceramic tile flooring underfoot. Doors lead through to the lounge, kitchen, dining room, ground floor w.c and stairs with a timber balustrade ascend to the first floor landing.



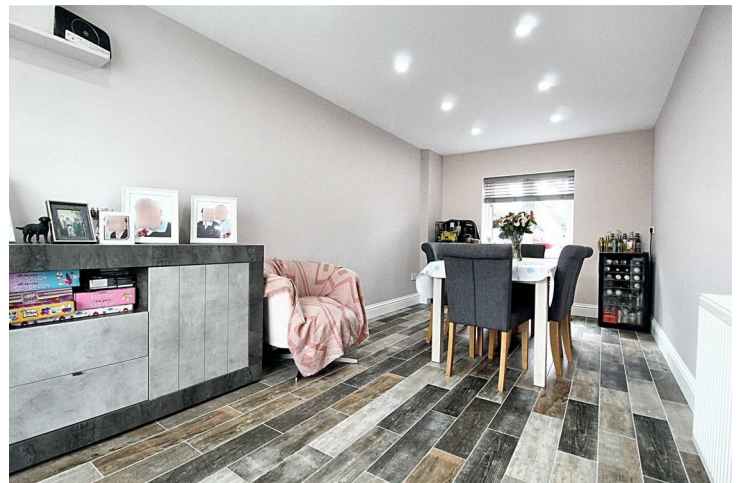
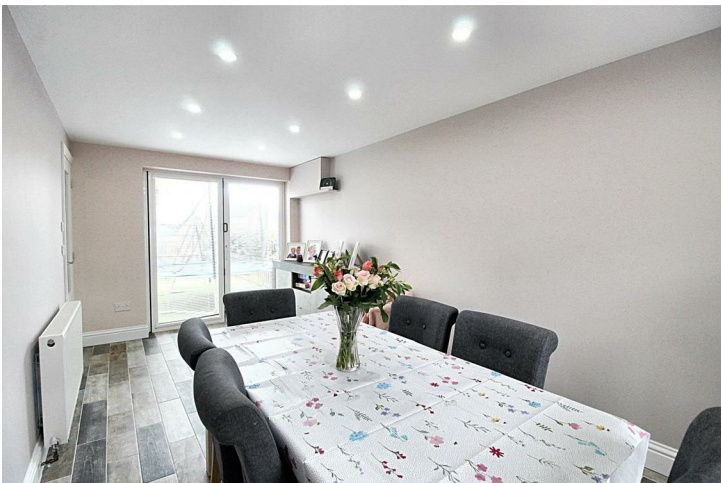
LOUNGE 14'9" x 10'10" max

This well presented reception room has a great amount of space to accommodate free standing living room furniture, a window gives a lovely view over the rear garden and a door opens to the rear entrance hallway.



DINING ROOM 18'0" x 8'8" max

This fantastic dual aspect dining room is flooded with natural light and offers space for a dining table, chairs and freestanding furniture. Providing a great place for formal dining with ceramic tile flooring underfoot, spotlights to the ceiling, bifold doors open to the rear garden and a door opens to the rear entrance hallway.



GROUND FLOOR W.C 7'0" x 2'9" max

Situated off the rear entrance hallway and recently fitted is this useful ground floor W.C being fully tiled and having a vanity hand wash basin with mixer tap, low level W.C, chrome heated towel radiator, spot lights to the ceiling and complimentary ceramic tile flooring underfoot.



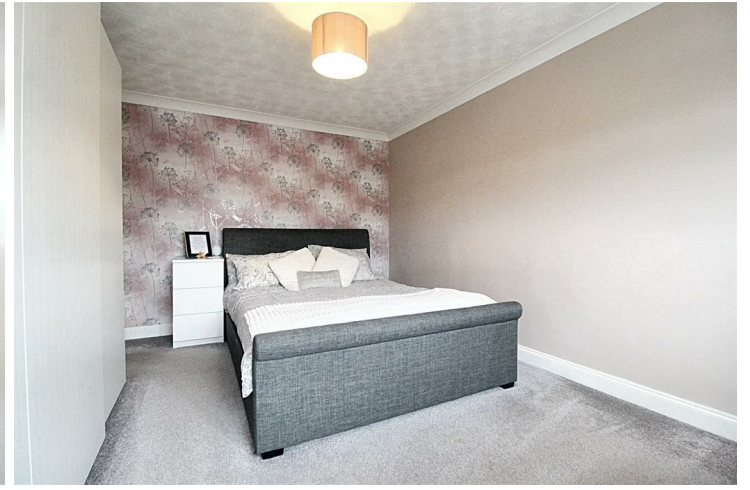
FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the spacious first floor galleried landing which has space for freestanding furniture and is flooded with natural light through the dual aspect windows. Doors lead through to the three double bedrooms, bathroom and a hatch gives access to the fully boarded loft with light and power.



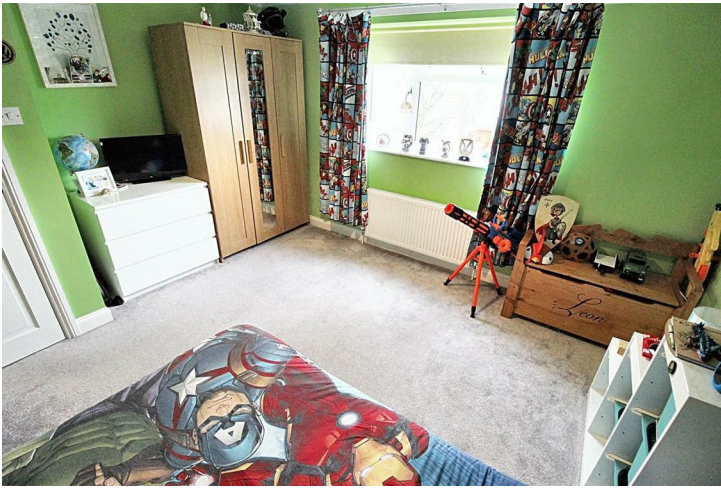
BEDROOM ONE 14'9" x 10'9" max

This superb double bedroom is beautifully decorated and positioned at the rear of the property with views over the garden below, ample room for freestanding furniture and a door leads onto the landing.



BEDROOM TWO 13'0" x 10'9" max

Located to the front of the property is this generous double bedroom with ample space for freestanding bedroom furniture and a door leads through to the landing.



BEDROOM THREE 11'10" x 9'4" max

Another double bedroom, positioned at the rear of the property and overlooking the garden. There is space for freestanding furniture and a door leads on to the landing.



BATHROOM 9'3" x 5'10" max

Again being recently fitted, this contemporary house bathroom has a white three piece suite which comprises of a bath with waterfall shower over and glass screen, low flush W.C and a large vanity hand wash basin with mixer tap over. The room is fully tiled, has ingress shelving, a chrome heated towel radiator and a large obscured front window allows light to flood through. There are spot lights to the ceiling, complimentary heated tile flooring flows underfoot and a door leads on to the landing.



REAR GARDEN

This great sized, fence enclosed garden can be accessed through from both sides of the property through timber gates with one side currently used for storage, out through the dining room bi fold patio doors and an external rear door. The low maintenance patio and artificial grass garden offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture. There is also space for a summer house if desired. A gate at the rear of the garden gives access to a rear pathway.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is an area ideal for pots and planters and a timber gates to either side gives access to the rear of the property.

A driveway provides parking for two vehicles.



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.

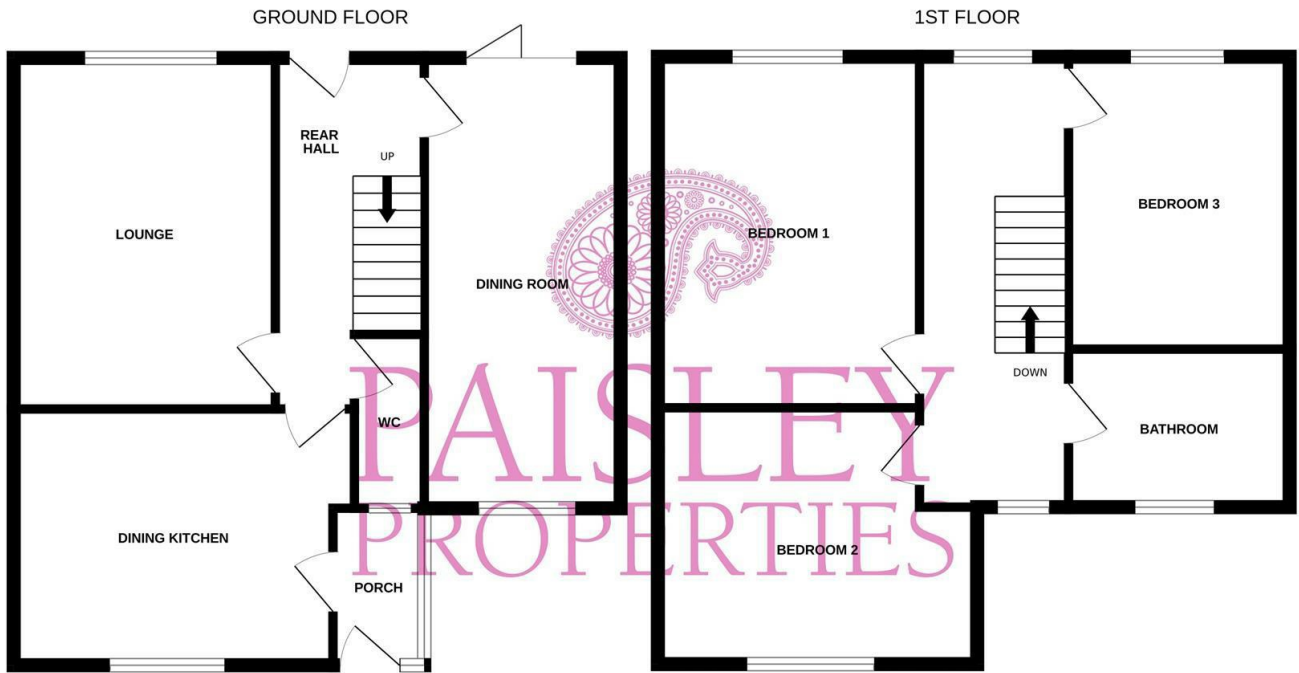
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

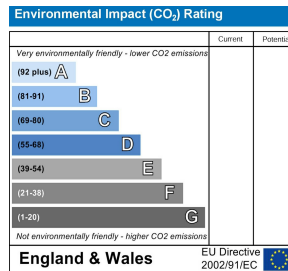
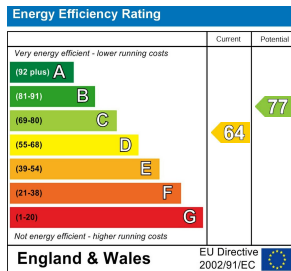
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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