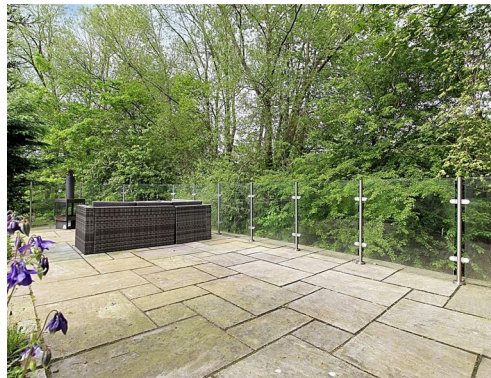


34 Fenay Lea Drive,
Waterloo HD5 8RR

OFFERS AROUND
£275,000



NESTLED IN THE CORNER OF A CUL DE SAC AND BEAUTIFULLY PRESENTED THROUGHOUT IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, GENEROUS GARDENS WITH LOVELY VIEWS OVER FENAY BECK, SINGLE DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door with obscure side window into this welcoming entrance hallway with laminate flooring underfoot, space to remove outdoor clothing and room for freestanding furniture. An understairs cupboard provides storage and doors lead through to the lounge, kitchen and stairs with a timber balustrade ascend to the first floor landing.

LIVING ROOM 15'0" x 11'9" max

This wonderful living room is well proportioned offering ample space for a range of furniture and is flooded with natural light courtesy of the large front facing window. The room is nicely decorated and the focal point is a timber fireplace with a marble surround and hearth housing a gas fire. An opening through to the dining room and a door leads back through to the entrance hallway.



DINING ROOM 10'1" x 8'7" max

The dining room has space for a table and chairs and sits between the lounge and kitchen making it the ideal place for family time or entertaining friends. There is a sociable open plan feel to the ground floor. There is laminate flooring underfoot, sliding glazed doors open to the sun room and a door leads to the kitchen.



KITCHEN 10'6" x 7'4" max

This stylish kitchen is fitted with taupe gloss wall and base units, contrasting work surfaces with matching up stands and a stainless steel sink and drainer with mixer tap over. Benefitting from a fitted electric oven, microwave and and four ring gas hob with extractor fan over and a fridge freezer. A cupboard provides the perfect place for storage and plumbing for a washing machine. There is a window overlooking the rear garden, spot lighting to the ceiling, laminate flooring underfoot, doors leading to the dining room, entrance hallway and an external door opens to the side of the property.



SUN ROOM 11'1" x 10'0" max

Adjoining the dining room and flooded with natural light, with space for freestanding furniture the sun room provides pleasant views over the rear garden. There is laminate flooring underfoot, spotlights to the ceiling and the garden can be accessed via a patio door.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing where there is a side facing window allowing natural light to flow through the space and doors which lead to the three bedrooms and the house bathroom. A ceiling hatch provides ladder access to the loft space.

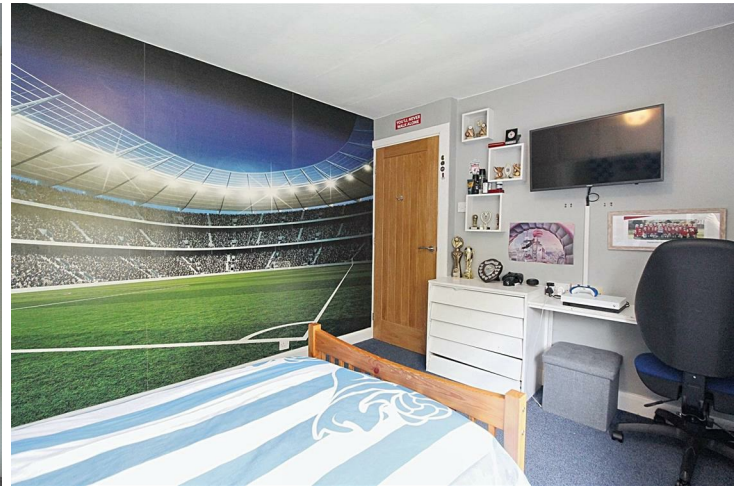
BEDROOM ONE 12'5" x 10'3" max

This tastefully decorated bedroom has space for a range of free standing bedroom furniture alongside two banks of fitted wardrobes and a front facing window gives a view of the cul de sac below. A door leads to the landing.



BEDROOM TWO 12'3" x 9'4" max

This second double bedroom sits to the rear of the property and has a window overlooking the garden. There is space for freestanding furniture and fitted wardrobes with overhead storage. A door leads to the landing.



BEDROOM THREE 9'4" x 7'6" max

Positioned to the front of the property this single room would make a wonderful child's nursery/bedroom, guest room, office/hobby room or dressing room. There is a fitted wardrobe with overhead storage, dressing table, a front facing window and a door which leads to the landing.



BATHROOM 6'3" x 5'4" max

This modern bathroom comprises of a three piece white suite including a bath with shower over and glazed bi fold screen, hand wash basin with mixer tap which sits upon a vanity unit and a concealed cistern W.C. The room is fully tiled with complementary floor tiles underfoot, has a heated chrome towel rail, obscure glazed rear window, spot lights and a door which leads to the landing.



REAR GARDEN

This generous size garden has a range of spaces to enjoy and is ideal for entertaining and a growing family. Adjoining the house is a large level patio area which is perfect for garden furniture and space for outbuildings if desired. A raised decking area ideal for al fresco dining and through a hedged archway to a great size lawn. To the bottom of the lawn garden is a fantastic patio area with glass balustrades overlooking Fenay Beck offering a peaceful space to sit out and relax whilst enjoying riverside views.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a block paved driveway with parking for multiple vehicles which leads to a single garage with an up and over door and a timber gate opens to the rear of the property.



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.

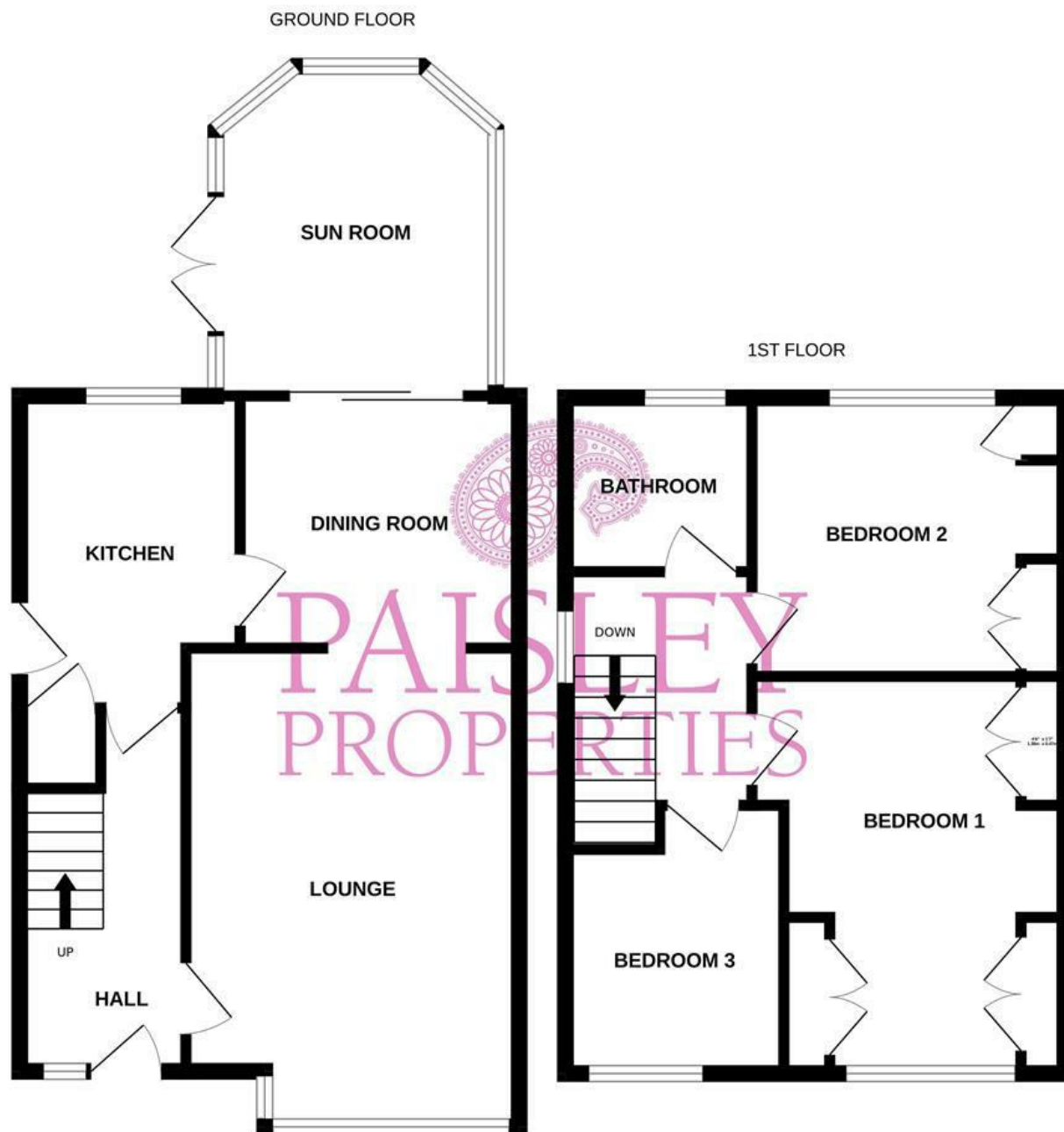
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

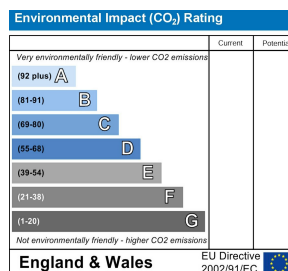
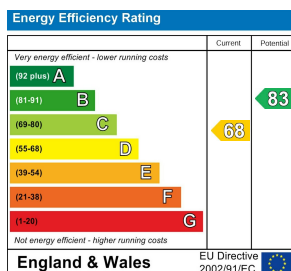
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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