

11 Dalmeny Avenue,
Crosland Moor HD4 5NN

OFFERS AROUND
£145,000



****NO CHAIN**** SITUATED ON A TREE LINED STREET IS THIS NEUTRALLY DECORATED TWO DOUBLE BEDROOM END TERRACE BOASTING LOVELY VIEWS OVER TO CASTLE HILL FROM THE REAR, GENEROUS SIZE GARDENS, DRIVEWAY AND A SINGLE DETACHED GARAGE.

TENURE LEASEHOLD - 999 YEAR LEASE, £2.25 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into this welcoming entrance hallway. There is space to remove outdoor coats and shoes and an understairs storage cupboard. Doors lead through to the lounge, kitchen and a ground floor W.C. A staircase with two front facing windows and a timber and wrought iron balustrade ascends to the first floor landing.



LIVING ROOM 14'10" x 9'8" max

This dual aspect lounge is light and airy courtesy of a front facing window and patio doors which open to the rear garden. This good size reception room has a timber effect fireplace with a marble hearth housing an electric fire, ample space for freestanding furniture, laminate flooring underfoot and a door leads back through to the entrance hallway.



KITCHEN 11'0" x 8'8" max

Located to the rear of the property is the kitchen which has timber wall and base units, contrasting worktops with tiled splash backs and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from an electric oven and four ring gas burner with extractor fan above. There is space for an undercounter fridge and plumbing for a washing machine. A large window allows light to flow through and gives a pleasant outlook over the rear garden and views to Castle Hill beyond. To the side of the kitchen is a fitted floor to ceiling storage cupboard, tile flooring underfoot, a door leads to the entrance hallway and an external door opens to the driveway at the side of the property.

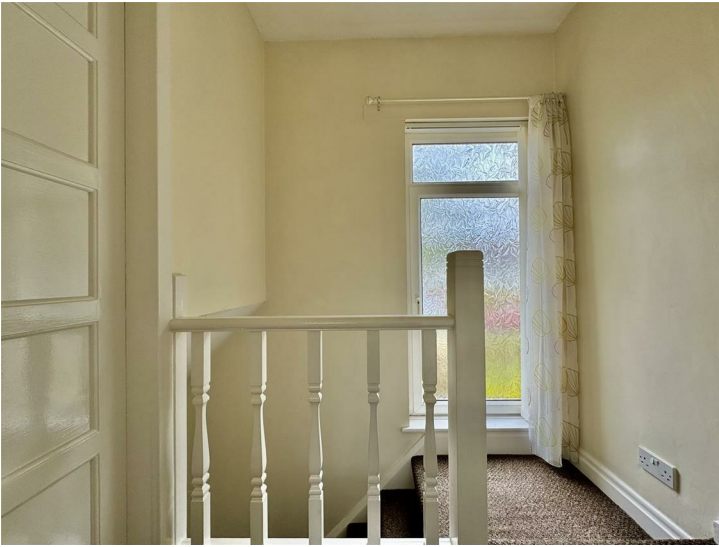


GROUND FLOOR W.C 5'3" x 2'6" max

This useful downstairs cloakroom is fitted with a low level WC. There is vinyl flooring underfoot, a side obscure window and a door leads to the entrance hallway.

FIRST FLOOR LANDING

A staircase ascends to the first floor landing with a large obscure front facing window and doors lead through to the two double bedrooms and bathroom.



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

This spacious and dual aspect bedroom provides views over the street scene and fantastic views over to Castle Hill. There is a good amount of space for bedroom furniture and a door leads to the landing.



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

Another neutrally decorated double bedroom positioned at the rear of the property with the same views as bedroom one. A floor to ceiling shelving cupboard provides handy storage and the room has space for freestanding furniture. A door leads to the landing.



BATHROOM 6'2" x 5'7" max

This attractive bathroom is fully tiled and comprises of a two piece white suite including a bath with shower above and glass screen, pedestal hand wash basin, front obscure window, complimentary tile flooring underfoot and a louvre style storage cupboard ideal for towels and toiletries. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a generous size garden which adjoins an open field, has pleasant far reaching views and offers a range of spaces to enjoy. A patio ideal for outdoor dining, a lawn area and a gravel patio area allowing ample space for outdoor furniture and a timber outbuilding.



VIEW FROM THE REAR



EXTERNAL FRONT, DETACHED GARAGE AND DRIVEWAY

To the front of the property is a large pebble area with a surrounding hedge and space for pots/planters.

To the side of the property is a driveway which leads to a single detached garage with up and over door ideal for extra storage or fridge and freezer if desired.



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.

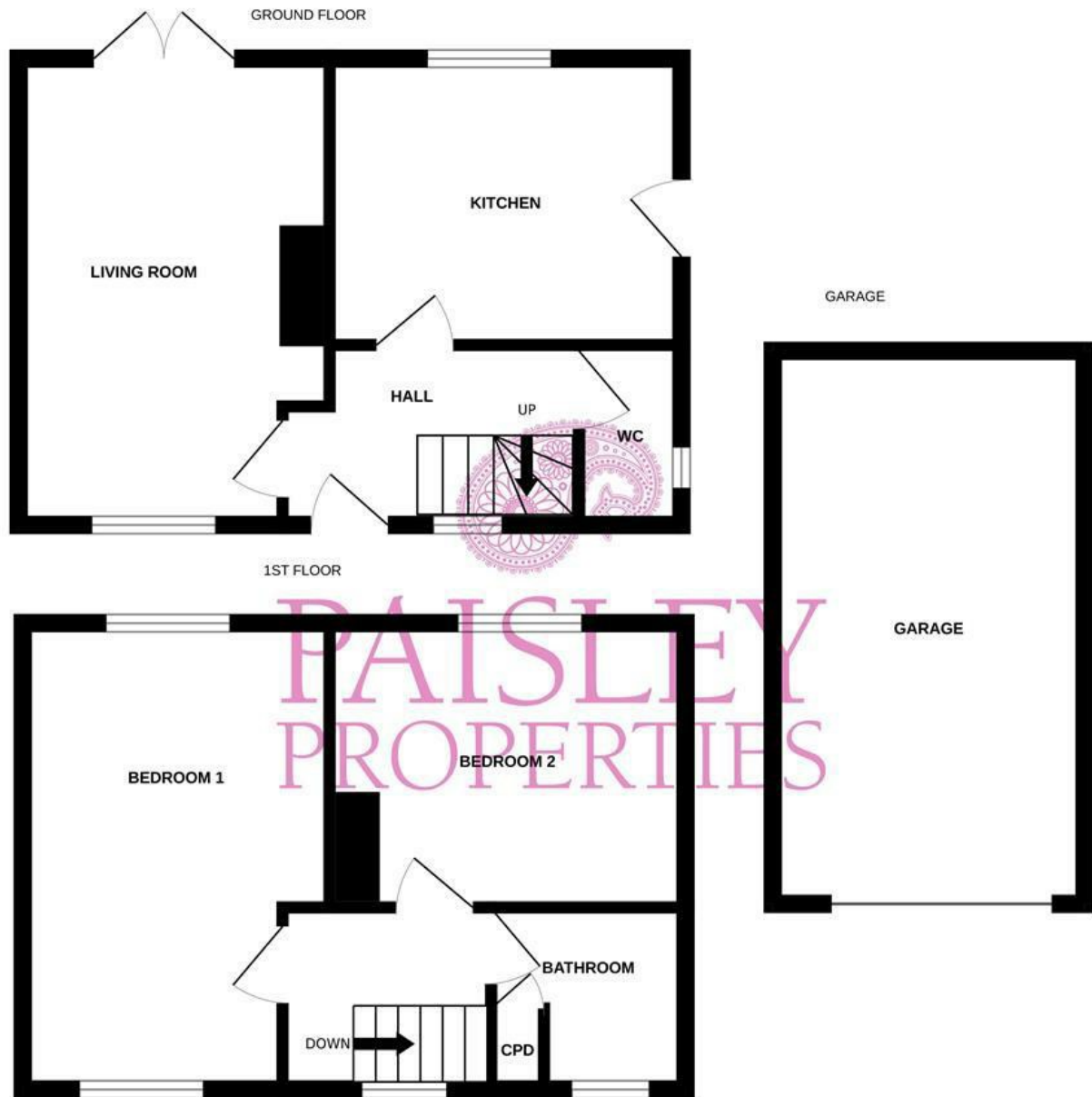
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

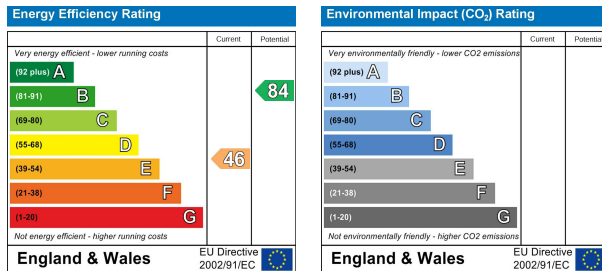
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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