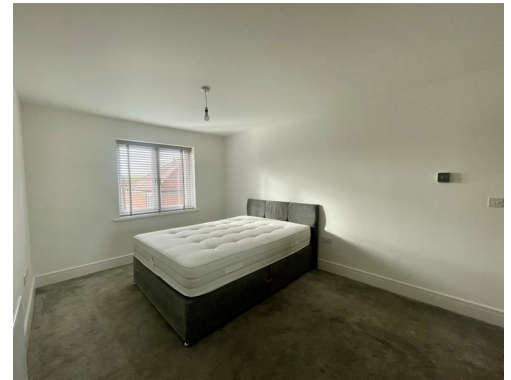


41 Collier Way,
Mapplewell S75 6GJ

OFFERS AROUND
£325,000



****NO ONWARD CHAIN** THIS FOUR BEDROOM RECENTLY BUILT DETACHED PROPERTY BENEFITS FROM AN OPEN PLAN DINING KITCHEN, NEUTRAL DECOR THROUGHOUT, AN ENCLOSED LOW MAINTENANCE REAR GARDEN, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL BAND D / ENERGY RATING B**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'5" x 16'2" max

You enter the property through a composite door into a welcoming wide hallway which has an abundance of space for removing coats and shoes on arrival. A carpeted staircase rises to the first floor and doors give access to the downstairs W.C., garage, utility cupboard and then the hallway opens out into the living kitchen.

DOWNSTAIRS W.C. 5'4" x 5'3"

Conveniently located just inside the entrance to the property with a front facing obscure window allowing daylight to flood in, this spacious downstairs cloakroom is fitted with a white concealed cistern W.C. and a matching wall mounted hand wash basin with mixer tap. Grey wall tiles adorn the walls and grey wood effect LVT flooring runs underfoot. Spotlights complete the look. A door leads into the entrance hallway.



UTILITY CUPBOARD 2'9" x 6'2"

This practical cupboard space has plumbing and space for a washing machine beneath a worktop and offers storage for household items. There is a light, power and the space is finished off with LVT flooring underfoot. A door leads to the hallway.

DINING KITCHEN 10'1" x 23'8" max

This large, light and airy space unfurls from the entrance hallway and extends right through to the rear of the property where bifold doors allow natural light to flood in and open right up to the garden bringing the outdoors in during the summer months. The kitchen area is fitted with white gloss base and wall units with pale wood effect accents and coordinating wood effect worktops and upstands, and a stainless steel sink and drainer with mixer tap. Integrated appliances include a tall fridge freezer, dishwasher, electric fan oven, microwave oven, induction hob and extractor fan over. Chrome contemporary light fittings to the ceiling and light wood effect LVT flooring runs underfoot. A door leads to the lounge.



LOUNGE 14'0" x 10'2" max

Positioned to the rear of the property with a window looking out into the garden, this cosy lounge is a blank canvas having white walls and grey carpet. A door leads to the dining kitchen.

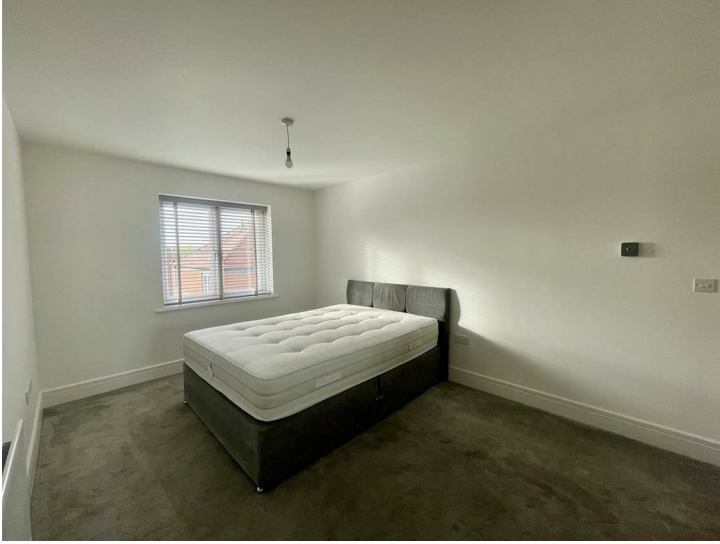


FIRST FLOOR LANDING 16'6" x 4'5" max

A carpeted staircase with a wooden balustrade ascends from the entrance hallway to the first floor landing which has hatch allowing access to the loft and a large double cupboard which houses the boiler for the property. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 12'0" x 14'5" max

Positioned to the rear of the property with a window which looks out over the garden, this fabulous master bedroom has sliding mirror wardrobes for storage and an abundance of space to accommodate further items of bedroom furniture. Doors lead to the ensuite shower room and landing.



ENSUITE SHOWER ROOM 6'7" x 7'2" max

This contemporary ensuite shower room has a stunning walk in shower enclosure which is fitted with an electronically controlled waterfall shower with an additional hand held shower attachment, a floating wall mounted wash stand with a drawer for storage and a ceramic bowl hand wash basin with mixer tap and a concealed cistern W.C.. A gloss panel behind the toilet hides a useful cupboard for storing bathroom essentials. Multi-tone grey tiles adorn the walls and grey wood effect LVT flooring runs underfoot. Spotlights and a chrome heated towel radiator complete the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 12'7" x 10'4" max

Again located to the rear of the property with a window overlooking the garden, this good size double bedroom again benefits from sliding mirror wardrobes offering generous storage and there is space for further freestanding bedroom furniture. A door leads to the landing.



BEDROOM THREE 10'0" x 9'6"

This third double bedroom sits to the front of the property with a window which looks out onto the quiet street. There is ample space for freestanding bedroom furniture items. A door leads to the landing.



BEDROOM FOUR 6'2" x 10'2" max

Located to the front of the property again with a window looking out onto the street, this fourth bedroom is a good size and would make a fabulous home office, nursery or child's bedroom. A door leads to the landing.



HOUSE BATHROOM 5'6" x 7'6" max

Flooded with natural light from an obscure window, this contemporary bathroom is fitted with a white wall mounted washstand with a drawer for storage and a ceramic bowl wash basin with concealed mixer tap, a matching concealed cistern W.C. and a bath with a rainfall shower over, retractable hand held shower attachment and central taps. LVT grey wood effect flooring, a chrome heated towel rail and spotlights complete the room. A door leads onto the landing.



FRONT, GARAGE & PARKING 9'10" x 19'5" max

To the front of the property is a low maintenance garden space with artificial turf and a driveway which leads to a single garage with an up and over door, lights and power. An integral door leads from the garage into the house.

REAR GARDEN

To the rear of the property and accessed via a gate to the side, is a great enclosed garden space which has been designed to be as low maintenance as possible having artificial turf and a patio adjacent to the house which is just perfect for al fresco dining and enjoying the sunshine in the summer months. The patio area also benefits from a retractable awning which offers some shade.



~ 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.

~ Paisley Properties ~

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.

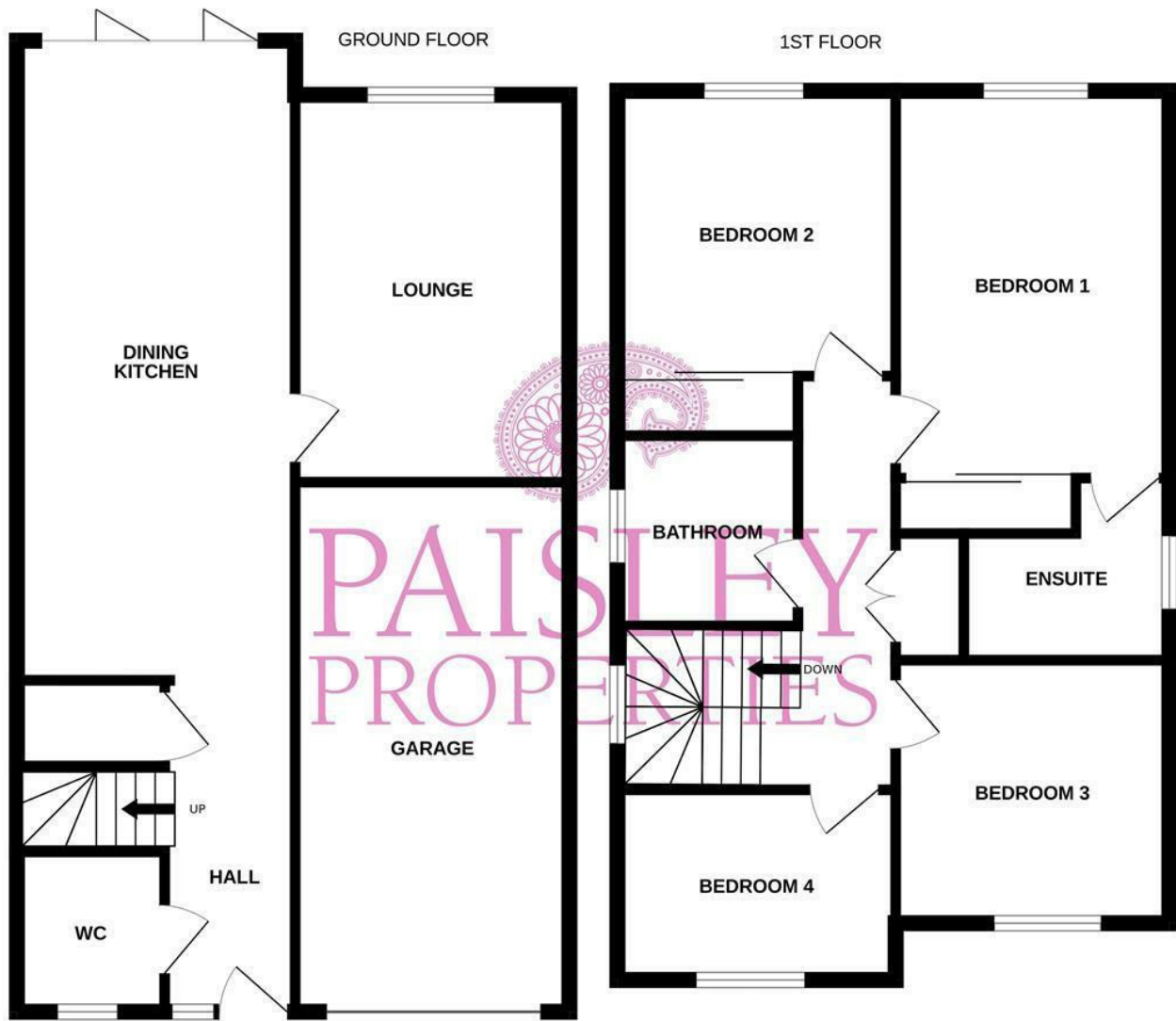
~ Paisley Mortgages ~

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.

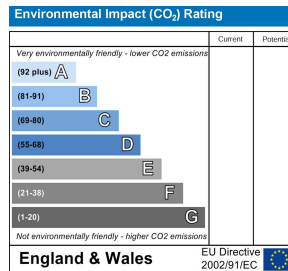
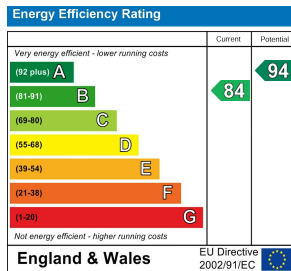
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

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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