

11 Salcombe Close,
Mapplewell S75 6FG

OFFERS AROUND
£210,000



**** NO ONWARD CHAIN** THIS FABULOUS, NEUTRALLY DECORATED, TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW IS JUST READY TO MOVE INTO AND OFFERS GOOD SIZED LIVING ACCOMMODATION. EXTERNALLY IT BOASTS A GATED DRIVEWAY AND AN ENCLOSED REAR GARDEN. FREEHOLD / COUNCIL TAX BAND B / EPC D**

PAISLEY
PROPERTIES

KITCHEN 7'4" x 11'2" max

You enter the property through a white composite door into the kitchen which is fitted with cream base and wall units, contrasting mottled laminate roll top worktops, cream tiled splashbacks with coffee coloured accent tiles and a cream composite sink and drainer with a chrome mixer tap. Cooking facilities comprise of an electric hob with a concealed extractor fan over and an electric fan oven below. There is space for a tall fridge freezer and plumbing and space for a washing machine. Oak laminate flooring runs underfoot and a spotlight bar fitting completes the look. Windows to dual aspects flood the room with natural light and a door leads to the living room.



LIVING ROOM 12'1" x 15'10" max

This tastefully decorated living room is located to the front of the property with a lovely bay window looking out to the front garden and the street beyond. There is ample space for both lounge and dining furniture. A gas living flame gas fire in a marble and wood surround gives the room an attractive focal point and alcoves provide perfect homes for freestanding furniture items. Carpet runs underfoot and a gold central light fitting illuminates the room. Doors lead to the kitchen and hallway.



HALLWAY 3'1" x 4'4" max

This compact hallway has a hatch providing access to the loft and doors leading to the two bedrooms and shower room.

BEDROOM ONE 10'8" x 10'1" max

Located towards the rear of the property with a window looking out into the rear garden, this good sized double bedroom has ample space for freestanding bedroom furniture. It is neutrally decorated and really is a blank canvas. A door leads to the hallway.



BEDROOM TWO 8'9" x 13'3" max

Positioned to the rear of the property, again with a window offering views out into the garden, this charming double bedroom is used currently as a dressing room. Decorated in neutral tones with a cream carpet there is ample space for freestanding items of bedroom furniture. A door leads into the hallway.



SHOWER ROOM 7'6" max x 7'4" max

This contemporary shower room is fitted with a white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a corner chrome and glass shower enclosure with a fold down seat and thermostatic mixer shower. A mirror cabinet over the wash basin offers some storage. The room is fully tiled with large glossy beige tiles with a mosaic decorative border and beige vinyl flooring runs underfoot. An airing cupboard houses the property's central heating boiler and offers space to store linen and bathroom essentials if desired. An obscure window allows natural light to enter and a door leads to the hallway.



REAR GARDEN

To the rear of the property and accessed via a timber gate to the side is a fully enclosed good size garden which has a paved patio area perfect for garden furniture and al fresco dining, a garden shed for storage and a well manicured generous lawn.



FRONT & PARKING

To the front of the property is an enclosed garden, walled to the front and mainly laid to lawn. A gated driveway provides parking for one vehicle and there is space to accommodate the property's refuse bins.

~ 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.

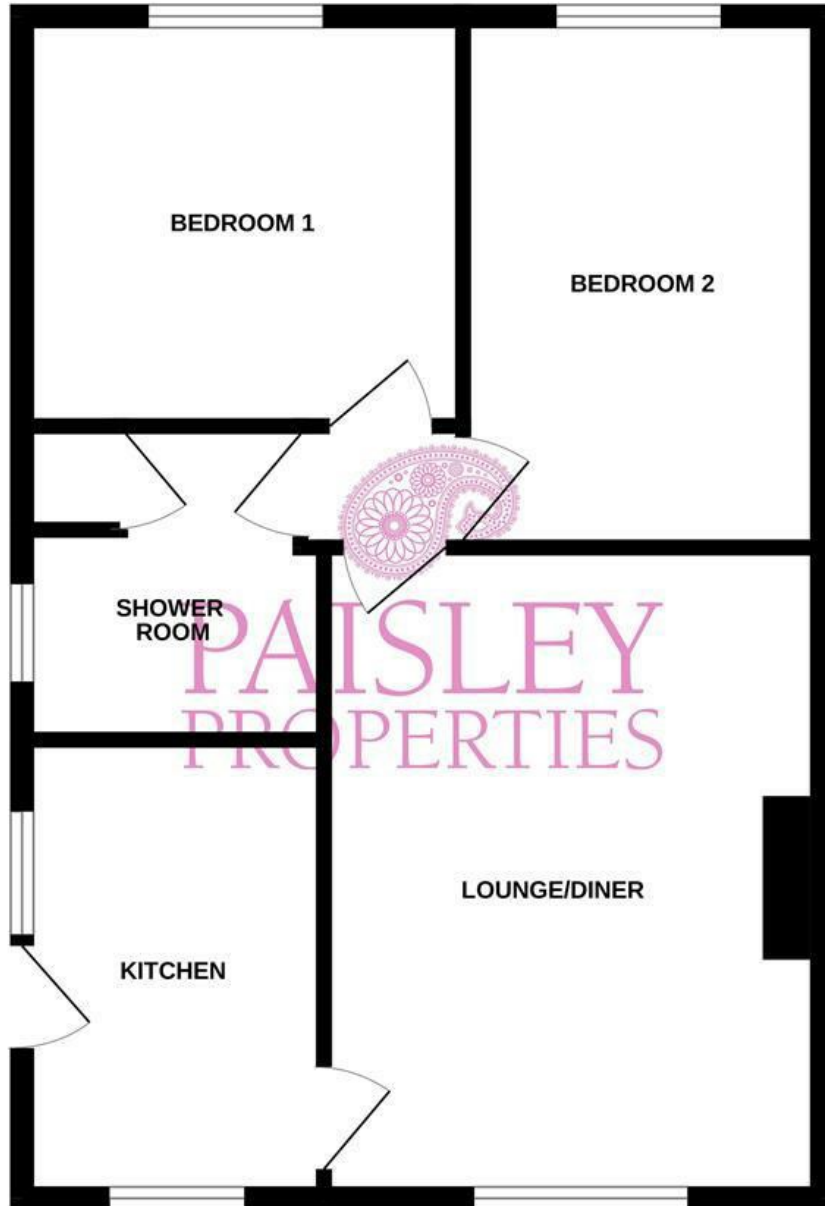
~ Paisley Mortgages ~

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.

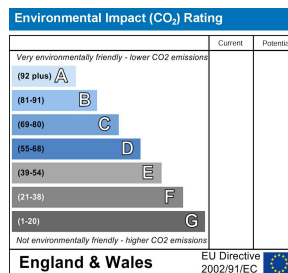
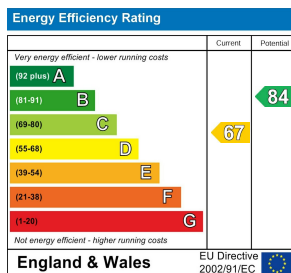
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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