

73 Silverwood Road,
Woolley Grange S75 5RU

OFFERS AROUND
£410,000



OFFERING ACCOMMODATION OVER THREE FLOORS, THIS AMAZING FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME SITS ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM SPACIOUS ROOM SIZES, AN INTEGRAL GARAGE, DRIVEWAY PARKING AND AN ENCLOSED GENEROUS REAR GARDEN. LEASEHOLD (GROUND RENT & MANAGEMENT FEES APPLY) / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 8'7" x 16'8" max

You enter the property through an attractive sage green composite door into a light and airy welcoming hallway which is extremely spacious. Grey wood effect laminate flooring runs underfoot and a carpeted staircase with a white painted balustrade ascends to the first floor landing. Doors lead to the snug/dining room, guest W.C., dining kitchen, lounge and integral garage.

DINING ROOM / SNUG 9'1" x 11'1" max

Flooded with natural light from two front facing windows with blinds for privacy, this charming neutrally decorated room is used as a snug by the current owners but offers a variety of uses including being a formal dining room. A chrome central light fitting lights the room beautifully and grey wood effect laminate runs underfoot. A door leads to the hallway.



DOWNSTAIRS W.C. 3'4" x 6'8" max

This practical downstairs W.C. is located just off the entrance hallway and is fitted with a white low level W.C. and matching pedestal wash basin. A patterned tiled splashback sits behind the wash basin and grey wood effect laminate runs underfoot. A high level obscure window allows some natural light to enter and a door leads into the hallway.



DINING KITCHEN 10'2" x 18'2" max

Positioned to the rear of the property with a set of French doors, complete with perfect fit blinds, opening onto the garden, this fabulous dining kitchen is fitted with gloss white base and wall units with sparkly white quartz worktops and upstands. Cooking facilities comprise of an induction hob, electric fan oven and an integrated microwave. Integrated appliances include a dishwasher, washing machine and tall fridge freezer. Polished porcelain floor tiles in an attractive shade of brown run underfoot. There is an abundance of space to accommodate a dining table with a beautiful chandelier light over, recessed spotlights light up the rest of the room. A door leads into the hallway.



LOUNGE 13'9" x 16'0" max

Just flooded with natural light courtesy of a set of French doors with glazed panels creating a bay to the rear and opening out into the garden, this spacious lounge oozes serenity and offers the perfect place to relax being tastefully decorated. There is an abundance of space for lounge furniture. Grey carpet runs underfoot and a chrome central light fitting lights the room beautifully. A door leads to the hallway.



FIRST FLOOR LANDING 10'4" x 5'6" max

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is light and airy. A cupboard houses the property's hot water cylinder. A further carpeted staircase ascends to the second floor and door lead to the three first floor double bedrooms and house bathroom.

BEDROOM ONE 15'7" x 11'8" max

This neutrally decorated spacious double bedroom is located to the front of the property and benefits from three windows which flood the room with copious amounts of natural light and look out onto the quiet cul de sac. There is ample space for freestanding bedroom furniture and also a fabulous walk in wardrobe offering a superb amount of storage for clothing and shoes. Doors lead to the ensuite shower room and landing.



ENSUITE SHOWER ROOM 8'2" x 8'4" max

This contemporary shower room is fitted with a white low level W.C. and a coordinating vanity wash stand with storage underneath an integral wash basin with a Victorian style mixer tap. A striking patterned tile splashback sits behind the basin offering a splash of colour and interest. A double step in shower enclosure is equipped with a thermostatic mixer shower. Grey polished porcelain floor tiles run underfoot and a flush light fitting completes the room. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 12'0" x 11'11" max

Located to the rear of the property with gorgeous far reaching views from its window, this spacious double bedroom has plenty of space for freestanding bedroom furniture. It is neutrally decorated with carpet underfoot. Doors lead to the ensuite shower room and landing.



JACK & JILL ENSUITE 6'0" x 5'2" max

This fantastic Jack & Jill ensuite shower room services both double bedrooms. It is fitted with a white low level W.C. and matching pedestal wash basin. A step in shower enclosure is equipped with a thermostatic mixer shower. Tiles adorn the walls in the shower area and behind the wash basin as a splashback. Striking patterned vinyl flooring runs underfoot. An obscure window allows natural light in and doors lead to the two bedrooms.



BEDROOM THREE 12'0" x 10'3" max

Again located to the rear of the property with far reaching views from its window, this tastefully decorated double bedroom has space for freestanding bedroom furniture. Doors lead to the ensuite and landing.



HOUSE BATHROOM 8'5" x 5'6" max

This contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath with chrome taps. The room is partially tiled with beige tiles and coordinating ceramic tiles continue underfoot. An obscure window allows light to enter and a door leads to the landing.



SECOND FLOOR LANDING

A carpeted staircase ascends from the first floor to the second floor landing which has doors leading to two further bedrooms.

BEDROOM FIVE / STUDY 5'3" x 8'5"

Nestled in the eaves this single bedroom would accommodate a single bed but is used as a perfect home office by the current owners. It is neutrally decorated and has carpet underfoot. A door leads to the landing.



BEDROOM FOUR 12'5" x 15'8" max

Again nestled in the eaves of the house and having Velux windows allowing tremendous amounts of natural light to flood in, this gorgeous master suite would make the perfect tranquil haven to relax and unwind after a busy day. Cupboards into the eaves offer storage for household items and there is ample space for freestanding items of bedroom furniture. Doors lead to the ensuite and landing.



ENSUITE 6'2" x 9'7" max

Flooded with natural light from a Velux window in the sloping ceiling this fabulous ensuite is fitted with a corner quadrant shower enclosure with bronze mosaic tiles and a thermostatic shower, a low level W.C and a pedestal wash basin. Wood effect vinyl flooring runs underfoot. A door leads to the bedroom.



FRONT, GARAGE & PARKING

To the front of the property is a generous tarmac driveway offering parking for multiple vehicles, this leads to the single integral garage which has an electric door, power and light and houses the property's recently installed central heating boiler. An open lawned garden with well established shrubbery enhances the front of the property. A path runs down the side of the property to a timber gate which encloses the rear garden.

REAR GARDEN

This pretty rear garden has been well planned and cared for over the years and is a gorgeous place to sit and enjoy the peace and quiet. Patio areas provide places for garden furniture and entertaining and al fresco dining are just waiting to happen here with a lovely wooden pergola making a feature too. A generous lawn stretches across the garden and the perimeter has hedges making it very private.



~ 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 ~

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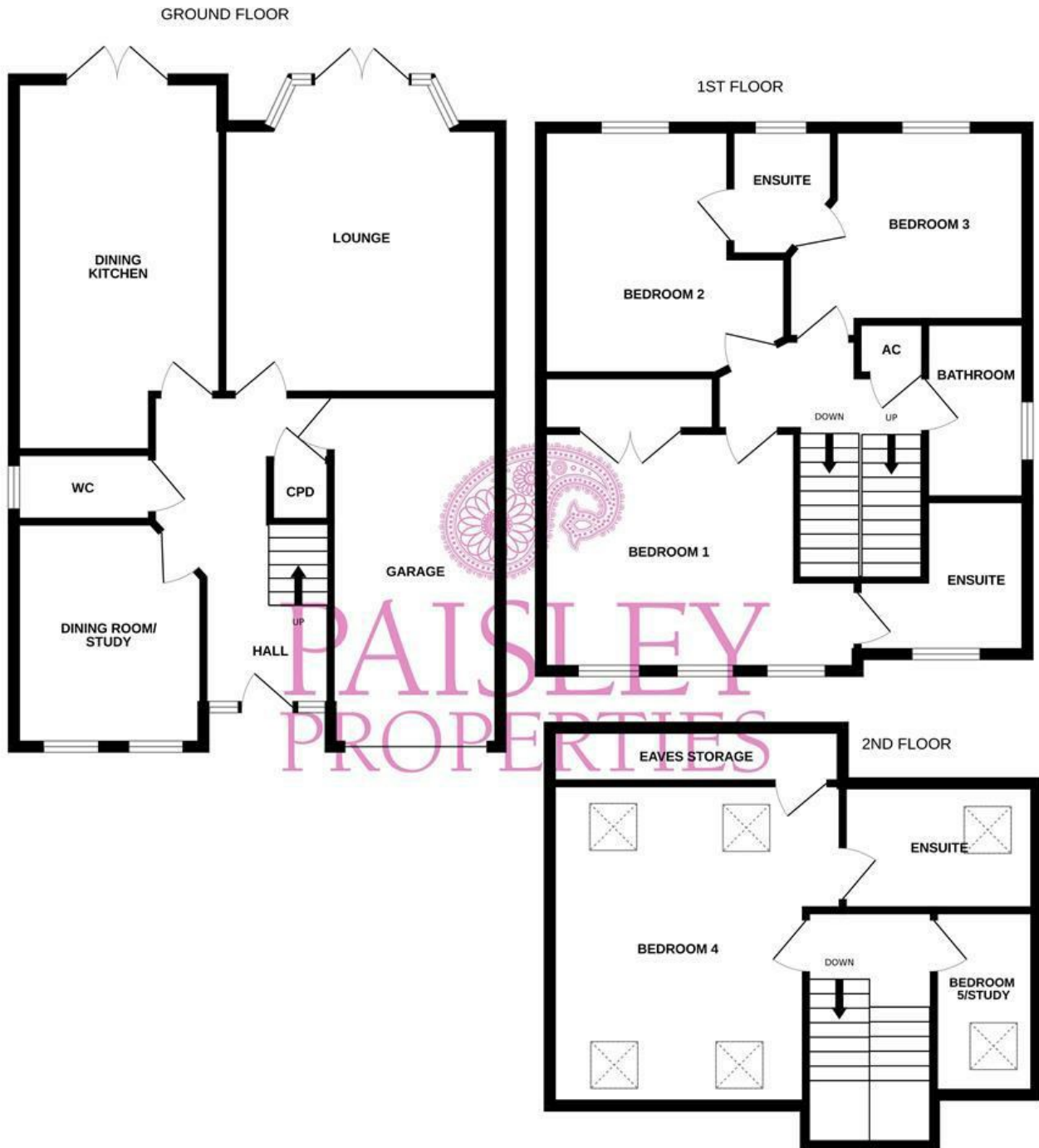
~ Paisley Mortgages ~

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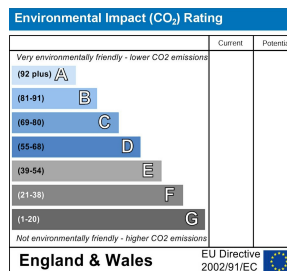
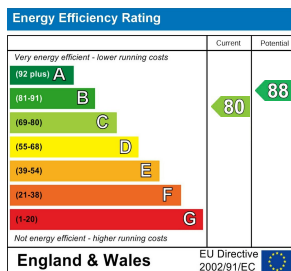
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~ Paisley Surveyors ~

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