

155 Spark Lane,
Mapplewell S75 6AE

£140,000



THIS DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM TERRACE PROPERTY IS NEATLY PRESENTED AND WOULD BE PERFECT FOR FIRST TIME BUYERS OR INVESTORS ALIKE. IT BENEFITS FROM OFF ROAD PARKING TO THE REAR, A GARAGE AND A PRIVATE REAR ENCLOSED GARDEN.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE 12'1" x 13'1" max

You enter the property through a white uPVC door into the lounge which is flooded with natural light from a front facing window looking out onto the street. A purely decorative gas fire on a marble hearth with a varnished wood surround creates a lovely focal point in the room with alcoves either side which allow perfect spaces for freestanding furniture. A central light fitting and wall lights either side of the chimney breast illuminate the room beautifully and practical oak effect laminate flooring runs underfoot. A part glazed door leads to the stairwell.



STAIRWELL

A carpeted staircase ascends to the first floor landing and part glazed doors lead to the lounge and the dining kitchen.

DINING KITCHEN 12'2" x 12'9" max

Positioned to the rear of the property with a window looking out into the garden this spacious dining kitchen is fitted with gloss white base and wall units, contrasting black quartz effect laminate worktops, monochrome tiled splashbacks and a stainless steel one and a half bowl sink with drainer and mixer tap. There is an electric freestanding cooker and cupboard space for an integrated tall fridge freezer with a further space and plumbing for a washing machine. There is an abundance of space to accommodate a dining table with the added benefit of a breakfast bar to one of the alcoves creating an informal dining space for two people. A decorative white painted timber fire surround and stone hearth adds character to the room. A ceiling fan to the ceiling and oak effect laminate flooring underfoot completes the room. Doors lead to the cellar, stairwell and rear hallway.



CELLAR

Accessed via a door from the dining kitchen is a generous cupboard for household items before a set of stone steps lead down to the cellar which is a great space for storage.

REAR HALLWAY

A glazed door from the kitchen leads to the rear hallway which provides access to the downstairs bathroom, useful storage cupboard and the rear exterior door to the garden.

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

Handily located downstairs, this contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., pedestal wash basin with mixer tap and a P-shaped bath with an electric shower over. The room is fully tiled with white tiles with a decorative blue border and there is carpet underfoot. Spotlights to the ceiling complete the room. An obscure window allows natural light to flood in and a door leads into the rear hallway.



FIRST FLOOR LANDING

A carpeted staircase ascends from the stairwell to the first floor landing which has door leading to the two bedrooms.

BEDROOM ONE 12'1" x 12'10" max

Located to front of the property with a large window allowing natural light to enter and offering views out over the street below, this spacious double bedroom has ample space to accommodate freestanding bedroom furniture. It is neutrally decorated and has a pendant light fitting and carpet underfoot. A door leads to the landing.



BEDROOM TWO 12'2" x 12'10" max

Positioned to the rear of the property with a window looking out over the garden, this spacious double bedroom has ample space for freestanding bedroom furniture. The property's newly installed combi boiler is located within a cupboard to one corner and a further built in cupboard offers fabulous storage and hides the hatch giving access to the loft space. A door leads to the landing.



EXTERIOR

To the front of the property is a compact low maintenance walled garden with a small gate and path leading to the house. The rear of the property is accessed via an access road between the rows of terraces which leads to a large area of land which is used for parking. The property benefits from an enclosed garden space which has a patio area and lawn, perfect for enjoying the sunshine. Through a gate at the end is the property's garage, which has an up and over door.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: BARNSLEY COUNCIL - BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: UNOFFICIAL OFF ROAD PARKING

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating

*Broadband & Mobile - 3 NETWORK

BUILDING SAFETY: None reported.

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: Low risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None reported.

COAL AND MINEFIELD AREA: Historical mining area

~ 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.

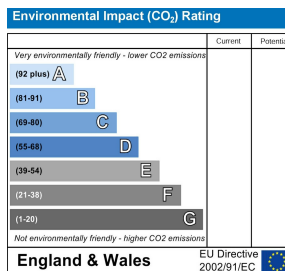
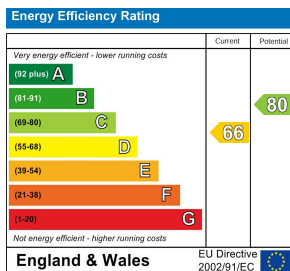
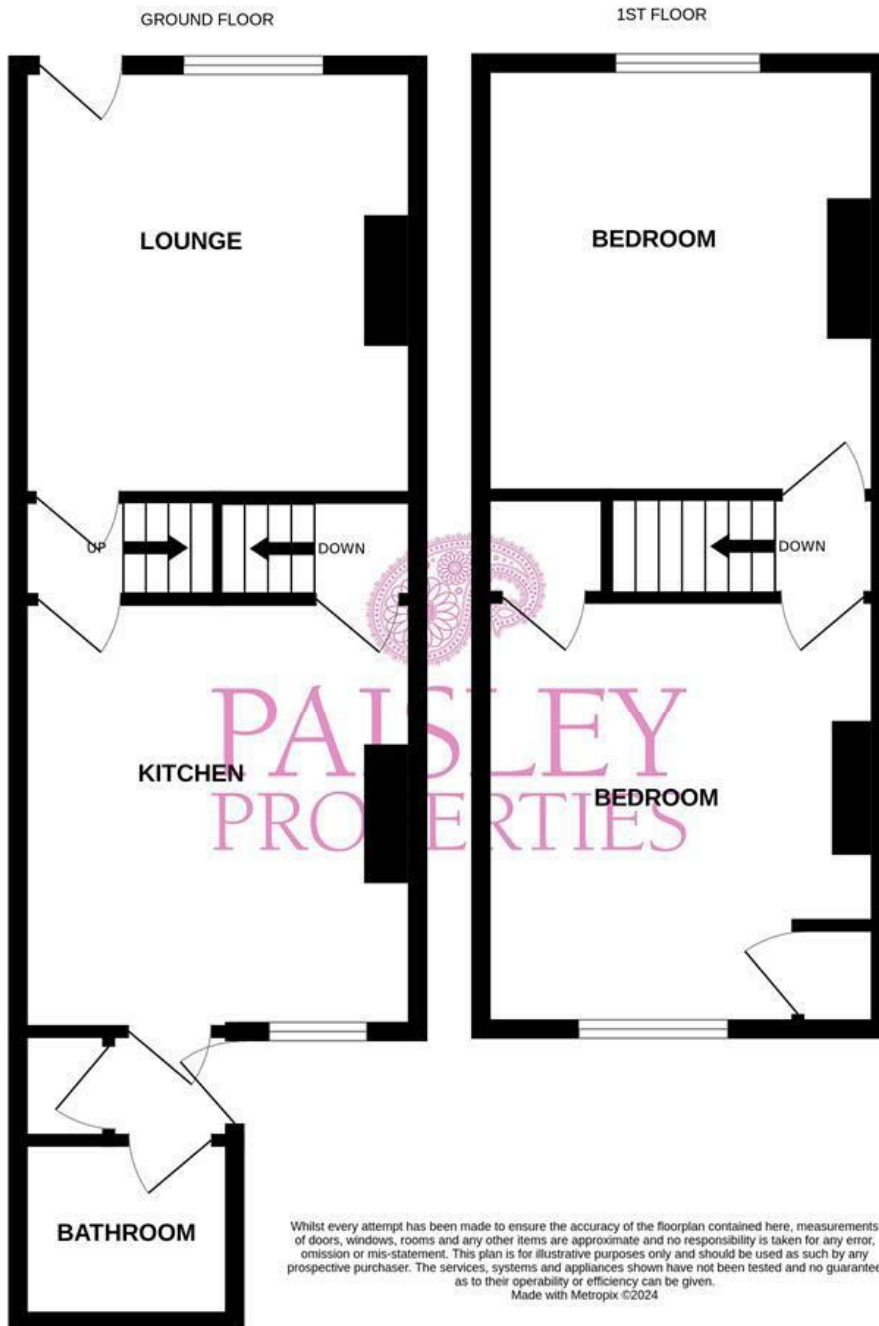
~ Paisley Mortgages ~

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.



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