

183a Sackup Lane,
Darton S75 5AU

OFFERS AROUND
£335,000



THIS SUPERB FOUR BEDROOM DETACHED FAMILY HOME HAS BEEN LOVINGLY CARED FOR AND UPDATED OVER THE YEARS AND OFFERS SPACIOUS ACCOMMODATION. IT BENEFITS FROM AN ENCLOSED LANDSCAPED LOW MAINTENANCE REAR GARDEN, CONSERVATORY EXTENSION, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 9'2" x 17'1" max

You enter the property through a part glazed timber door into a welcoming light and airy hallway which has practical solid wood flooring underfoot and plenty of space for removing coats and shoes. A dark wood spindled staircase rises to the first floor. There is a large useful under stairs cupboard, perfect for storing household items. A set of glazed French doors open to the lounge and doors lead to the downstairs W.C. and the kitchen.

LIVING ROOM 25'0" x 10'3"

This magnificent, spacious living room spans the depth of the property and is lovely and light courtesy of a bay window to the front and sliding hardwood patio doors which open into the conservatory. The room has two separate areas, a lounge and a formal dining area with neutral décor and solid wood flooring running throughout. The lounge has an electric fire in a contemporary ivory and black surround as a focal point. There is ample space to accommodate lounge furniture and a large dining table too. French doors lead into the hallway.



KITCHEN 16'0" x 8'1" narrowing to 6'0"

Located to the rear of the property with a window looking into the garden, this contemporary and stylish kitchen is fitted with cream gloss base and wall units, laminate worktops and upstands and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a five burner gas hob with an integrated extractor fan over and an electric fan oven. Integrated appliances include a dishwasher, tall fridge freezer and a washing machine. There is cream Amtico flooring underfoot. Doors lead to the hallway and conservatory.



CONSERVATORY 14'5" x 11'10" max

This spacious hardwood conservatory is a fantastic addition to the property and offers fabulous views of the garden and far reaching countryside beyond. There is beech effect laminate flooring underfoot and a central heating radiator making this room useable all year round. A sliding patio door opens to the living room dining area and there are French doors leading out to the garden, a further door leads to the kitchen.



DOWNSTAIRS W.C. 6'11" x 3'2" max

This useful downstairs W.C. is positioned just off the hallway and has been recently refitted with a white 'comfort height' low level W.C. and a gloss white vanity cloakroom unit incorporating a rectangular hand wash basin and mixer tap. There is solid wood flooring underfoot. An obscure window allows natural light to enter and a door leads into the hallway.

FIRST FLOOR LANDING 10'2" x 6'4" max

A carpeted staircase with a wooden spindled balustrade ascends to the first floor landing which is extremely spacious. There is a hatch for accessing the loft and doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 13'6" x 9'11" max

Tastefully decorated and positioned to the rear of the property with a window which looks out over the garden and enjoys far reaching views beyond, this fabulous master bedroom benefits from pale grey fitted wardrobes and further space for freestanding items of bedroom furniture. There is oak effect laminate flooring underfoot. Doors lead to the ensuite and the landing.



EN SUITE 6'7" x 6'4" max

This modern en suite shower room is fitted with a range of gloss white vanity furniture with mottled marble effect worktops incorporating a hand wash basin with mixer tap and a concealed cistern W.C. along with cupboards for storing bathroom essentials. There is a walk in shower enclosure with a thermostatic power shower. The room is fully tiled in natural shades of mocha and beige, this continues onto the floor. The ceiling has PVC cladding and spotlights. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 12'11" x 16'4"

This generous double bedroom can be found to the front of the property and has a built in wardrobe to an alcove offering a good amount of storage. There is an abundance of space for freestanding bedroom furniture and oak effect laminate flooring underfoot. A large window allows light to flood in and a door leads to the landing.



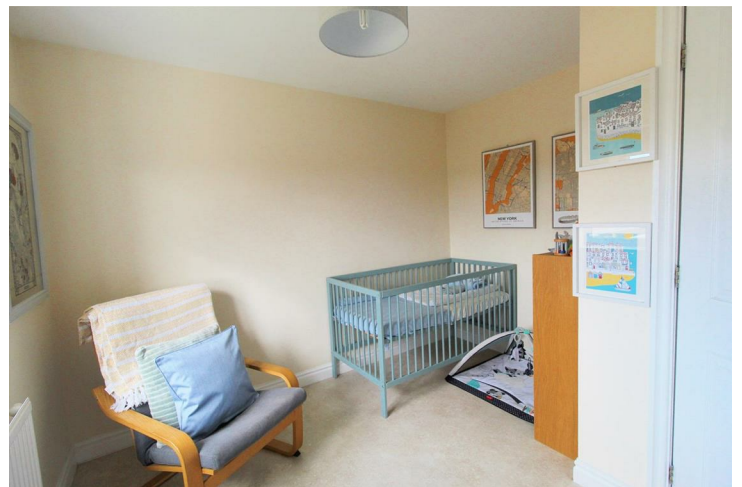
BEDROOM THREE 9'1" x 13'1"

This third neutrally decorated double bedroom is located to the front of the property with a large window looking out to the street below. There is plenty of room for items of freestanding bedroom furniture. A door leads onto the landing.



BEDROOM FOUR 10'2" x 9'6" max

This L-shaped bedroom could also accommodate a double bed and enjoys garden views from its window. It has antico flooring underfoot and neutral decor. A door leads to the landing.



HOUSE BATHROOM 5'7" x 8'3" max

This contemporary bathroom is fitted with a three piece white suite comprising of a comfort height low level W.C., pedestal wash basin and a bath with an electric shower over. The room is partially tiled with modern grey tiles and these continue onto the floor. A chrome heated towel radiator completes the look. An obscure window allows light to flood in and a door leads to the landing.



GARDENS, GARAGE & PARKING

To the rear of the property and accessed via gates to either side is an attractive enclosed low maintenance landscaped garden. It combines patio areas with gravelled areas for pots, a lawn and planted borders with well established shrubs. It really is a pleasant place to sit and enjoy the sunshine which it attracts most of the day. There is also a garden shed for storing garden equipment. To the front of the property is a driveway leading to a single garage with an up and over door, light and power. There is an open front garden space which is mainly laid to lawn with a hedge to the perimeter and planted pots for added colour.





~ 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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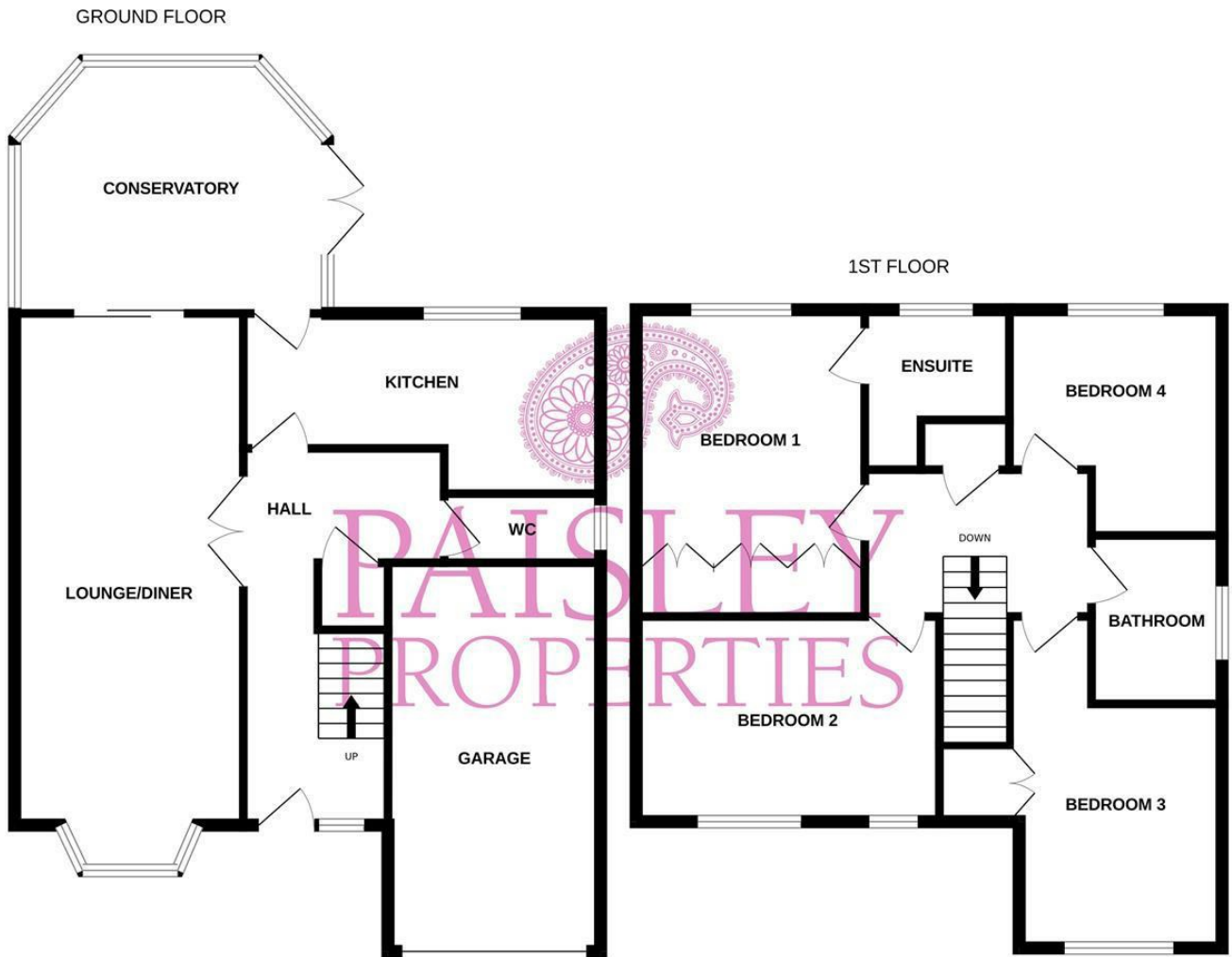
~ Paisley Mortgages ~

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

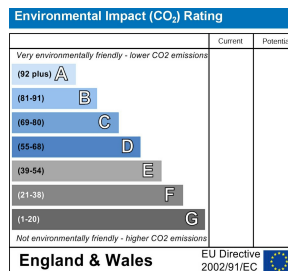
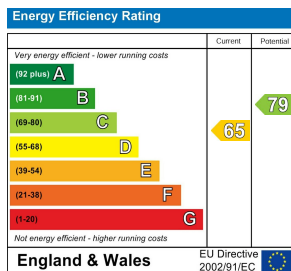
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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