

2 Eastfield Crescent,  
Staincross S75 6DN

OFFERS AROUND  
£230,000



THIS BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW OFFERS SPACIOUS LIVING ACCOMMODATION PERFECTLY SUITED TO THOSE WISHING TO DOWNSIZE AND HAS BEEN RECONFIGURED BY THE CURRENT OWNERS. BENEFITTING FROM A CONSERVATORY EXTENSION TO THE REAR IT SITS ON A GENEROUS CORNER PLOT AND BOASTS A PRIVATE ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

### **DINING KITCHEN 16'1" x 9'6" max**

You enter the property through an oak effect composite door into a stylish dining kitchen which is fitted with cream base and wall units with contrasting timber effect worktops, tiled splashbacks and a round inset sink with mixer tap and matching drainer. Cooking facilities comprise of an induction hob with a stainless steel extractor fan over and a BOSCH electric fan oven. Integrated appliances include a slimline dishwasher and washing machine and there is space for an American style fridge freezer. A breakfast bar offers an informal dining solution for two. The room is tastefully decorated in neutral tones and a tall decorative radiator adds a touch of modern luxury. Engineered wood flooring runs underfoot and continues into the hallway.



### **HALLWAY**

Open to the dining kitchen the hallway has practical wood flooring underfoot, a hatch giving access to the loft and doors leading to the lounge, dining room, bedroom and shower room.

### **LOUNGE 15'6" x 11'11" max**

Located to the front of the property with a large window overlooking the front garden and quiet street beyond, this tranquil lounge offers the perfect place to relax and unwind after a hard day. There is ample space for lounge furniture and carpet runs underfoot to complement the neutral décor. A door leads into the hallway.



### **BEDROOM ONE 12'4" x 12'5" max**

This charming double bedroom is well appointed with pale grey fitted wardrobes spanning one wall and stylish décor. There is ample space to accommodate further items of bedroom furniture. Dark grey carpet runs underfoot and an attractive crystal chandelier lights the room beautifully. A sliding patio door opens to the conservatory and a door leads to the hallway.



### **CONSERVATORY 17'7" x 8'9" max**

This fabulous addition to the property offers extra room to relax and has been thoughtfully designed with a solid wall for privacy to one end and white uPVC glazed frames allowing an abundance of natural light to flood in. Wood effect laminate flooring runs underfoot and stretches round through a square opening into the dining room area. A set of French doors lead to the garden and a sliding patio door allows access into the bedroom.



### **DINING AREA / SECOND BEDROOM\* 8'11" x 8'8"**

This modern dining area was originally a second bedroom and could of course be reinstated if desired, it does however provide a fantastic entertaining space having ample space for a good sized table and a large opening extends into the conservatory which is just perfect for socialising. Wood effect laminate runs underfoot and a central striking light fitting hangs over the table creating a lovely focal point. A door leads to the hallway.



### **SHOWER ROOM 6'3" x 5'10" max**

This contemporary shower room is fitted with a white suite comprising of a vanity unit with cupboard and an integral handwash basin with mixer tap, a square design low level W.C. and a quadrant shower enclosure equipped with a thermostatic mixer waterfall shower. The room is mainly tiled with beige tiles and co-ordinating aqua panels to the shower area. Grey mottled vinyl flooring runs underfoot and spots to the ceiling and a chrome heated towel radiator complete the room. A large obscure window allows natural light to flood in. A door leads to the hallway.



### **GARDENS, GARAGE & PARKING**

The property sits on a generous corner plot with a well maintained lawned garden area to the front and side. A driveway runs alongside the property to the single garage and a decked area offers the perfect place to sit and enjoy breakfast or an evening drink. An enclosed low maintenance garden to the rear offers the perfect place to relax and has been well planned to incorporate a patio, lawn and planted raised beds to the perimeter.



**\* ROOM DISCLAIMER**

The current owners have the property configured as a one bedroom property, however they are prepared to reinstate the second bedroom by installing patio doors to the conservatory if required.

## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY Band B

PROPERTY CONSTRUCTION: Brick

PARKING: Driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas Boiler

\*Broadband & Mobile -

BUILDING SAFETY: none

RIGHTS AND RESTRICTIONS: none

FLOOD & EROSION RISK: low risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: unknown

PROPERTY ACCESSIBILITY & ADAPTATIONS: none

COAL AND MINEFIELD AREA: Historic 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.

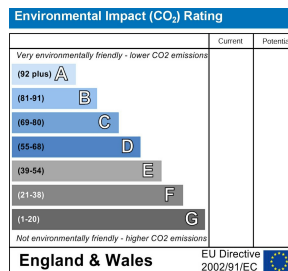
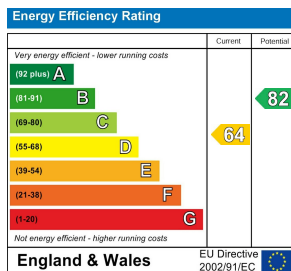
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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.



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.  
Made with Metropix ©2024



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

