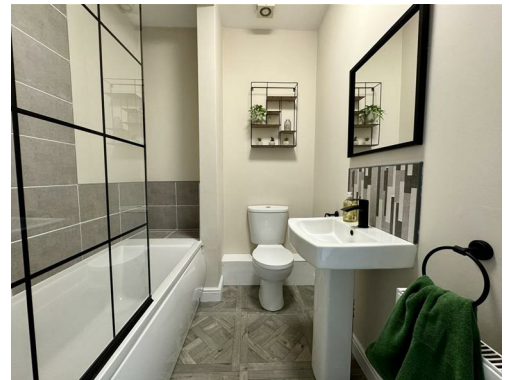


20 Braithwaite Street,  
Staincross S75 6BD

OFFERS AROUND  
£140,000



THIS TWO BEDROOM MID TERRACE PROPERTY HAS RECENTLY BEEN RENOVATED INTERNALLY TO A HIGH STANDARD AND IS JUST READY TO MOVE INTO. IT WOULD APPEAL TO FIRST TIME BUYERS OR THOSE WISHING TO DOWNSIZE. EXTERNALLY THE PROPERTY HAS A REAR ENCLOSED YARD AREA WITH AN OUTHOUSE FOR STORAGE AND ON STREET PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES



### **LOUNGE 12'10" x 13'5" max**

You enter the property through a dark grey composite door into the lounge which is flooded with natural light from a front facing window. The room is tastefully decorated with a dark grey feature wall which has a decorative fire in a dark grey surround with a marble surround as a focal point. There is a central pendant light fitting and newly fitted grey carpet underfoot. A door leads into the dining kitchen.



### **DINING KITCHEN 12'10" x 13'5" max**

This fabulously spacious dining kitchen sits to the rear of the property with a window looking out into the rear yard space. The kitchen area is fitted with a striking combination of navy blue and pale grey units, pale marble effect laminate rolltop worktops, white tiled splashbacks and a stainless steel sink with a mixer tap over. Cooking facilities comprise of a gas hob with a stainless steel canopy extractor fan over and an electric fan oven. There is space and plumbing for a washing machine and room to accommodate a tall fridge freezer. Grey wood effect laminate runs underfoot and there is a central pendant light fitting. A useful low level cupboard under the stairs offers some storage for household items. A carpeted staircase with a varnished wood spindled balustrade ascends to the first floor landing. A part glazed uPVC door leads to the rear yard and an internal door leads to the lounge.



### **FIRST FLOOR LANDING**

A staircase ascends from the dining kitchen to the first floor landing which has a hatch giving loft access and doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 13'4" x 12'10" max**

Positioned to the front of the property with a large window overlooking the quiet street, this neutrally decorated double bedroom has ample space for freestanding bedroom furniture. It has newly fitted carpet underfoot and a central contemporary wire cage light fitting lights the room beautifully. A door leads to the landing.



### **BEDROOM TWO 9'4" x 10'0" max**

This second double bedroom can be found to the rear of the property with a large window allowing natural light to enter. A built in walk in cupboard to one corner houses the property's boiler and offers storage. Newly fitted carpet runs underfoot and a wire cage pendant light fitting illuminated the room. A door leads to the landing.



### **HOUSE BATHROOM 6'7" x 5'10" max**

This contemporary bathroom has recently been fitted with a new three piece white suite comprising of a low level W.C., pedestal wash basin with a black mixer tap and a bath with black mixer tap and shower attachment and a black and clear glass shower screen. The room has grey tiles to the bath and shower area and a co-ordinating patterned tiled splashback behind the wash basin. Grey wood effect vinyl flooring runs underfoot and a flush light fitting to the ceiling completes the room. A door leads to the landing.





## **EXTERIOR**

The front of the property sits on the roadside where there is plentiful on street parking and to the rear is a good sized rear yard with a brick built outbuilding for storage. There is access through a gate and the neighbouring property for access to the road to facilitate refuse collection.

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNSELEY BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - PAY AS YOU GO METERS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - UNKNOWN

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

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.

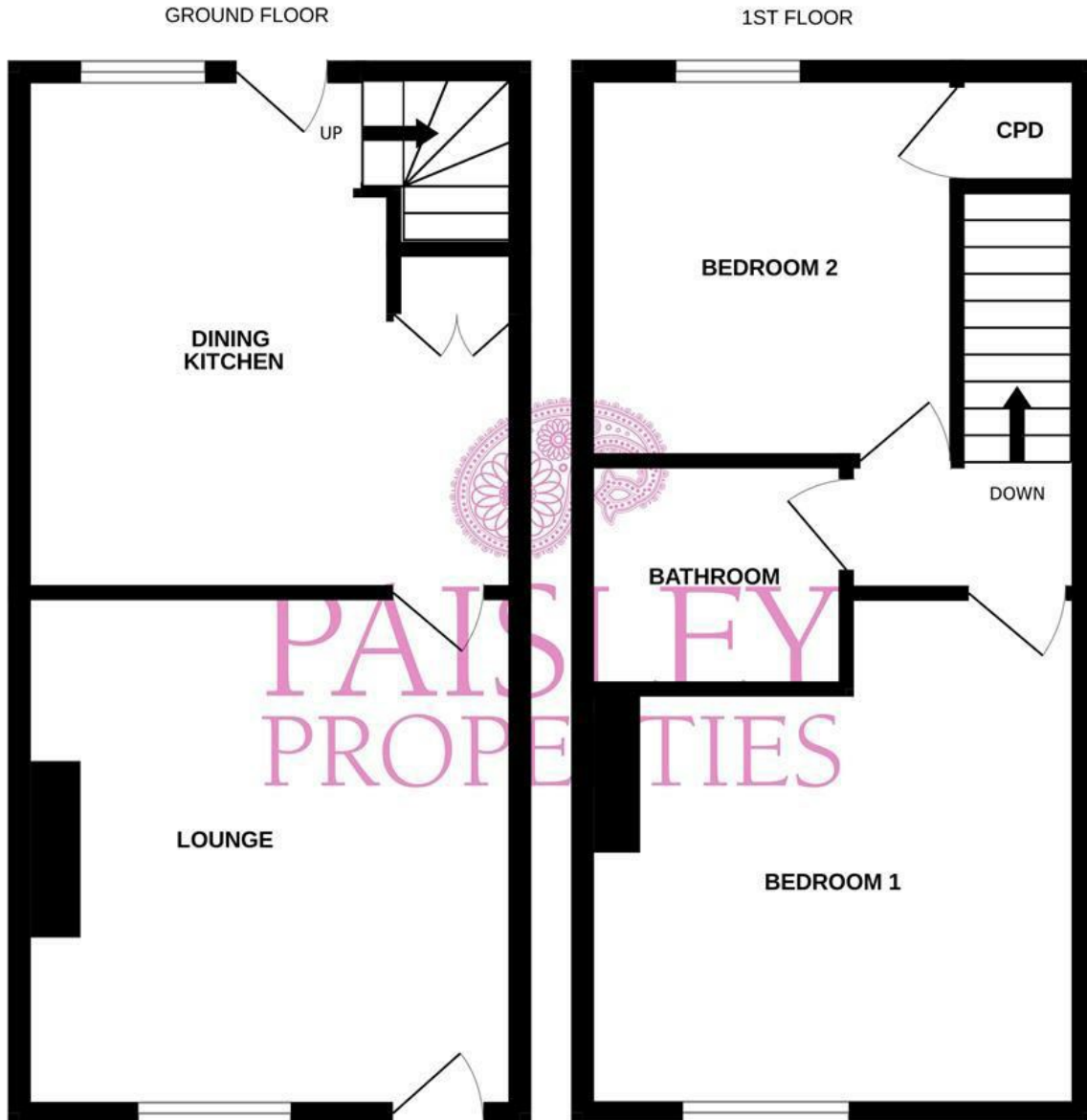
### **~ Paisley Mortgages ~**

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.

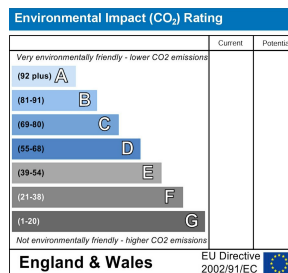
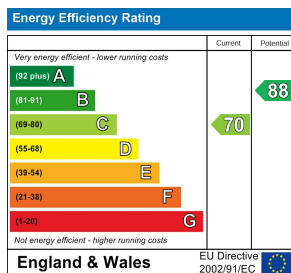
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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](mailto: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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