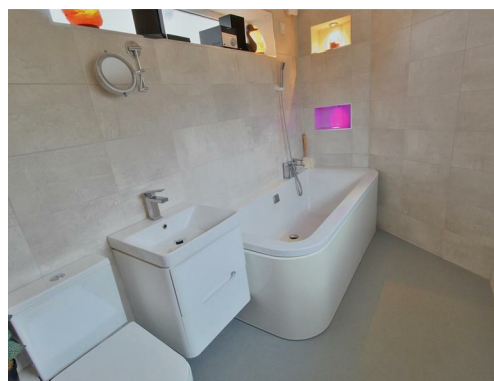


4 Oakleigh,
Cawthorne S75 4EU

£325,000



POSITIONED ON A SOUGHT AFTER CUL-DE-SAC IN THE DESIREABLE VILLAGE OF CAWTHORNE IS THIS SUPERBLY PRESENTED, TWO BEDROOM, SEMI-DETACHED BUNGALOW OFFERING A GENEROUS AMOUNT OF SPACE ACROSS ONE FLOOR AND BOASTING, OPEN PLAN LIVING DINING ROOM, TWO CONTEMPORARY BATHROOMS, A FANTASTIC GARDEN ROOM AND BEAUTIFUL GARDENS TO THE FRONT, SIDE AND REAR. THE PROPERTY ALSO BENEFITS FROM A GARAGE AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'0" x 5'5"

You enter the property through a part glazed Upvc door with glazed side panels to either side in to a welcoming entrance hallway which has space to remove and store outdoor clothing. A built in cupboard provides further storage and is also home to the boiler and there is beautiful Oak Karndean flooring underfoot which continues through the rest of the house creating a feeling of space. An opening leads through to the kitchen and a door leads through to the living/dining room.



KITCHEN 8'8" x 8'5"

This modern kitchen is finished to a superb standard and is fitted with white gloss front wall and base units, white starlight quartz worksurfaces which continue on to the upstands, splashbacks and sills and a sunken stainless steel sink with mixer tap over. Integrated appliances include a Belling dual electric oven, Belling electric four ring hob with angled extractor fan and there is space for a free standing fridge/freezer and plumbing for a washing machine or dishwasher. A front facing window has a pleasant outlook across the front garden and there are spotlights to the ceiling. Oak Karndean flooring completes this room and an opening leads back through to the entrance hallway.



LIVING DINING ROOM 18'11" x 13'11"

This spacious living dining room offers plenty of space for large pieces of living room furniture with additional space to the rear of the room to accommodate a dining table and chairs if desired. There is neutral decor to the walls and a set of french doors that lead out to the garden room perfect for entertaining with friends and family, There is dual pendant lighting to the ceiling and oak Karndean flooring underfoot. Doors lead through to the bedrooms, wet room and lounge.



GARDEN ROOM 7'7" x 10'3"

This fantastic addition to the property is positioned to the rear of the property and is glazed to three sides with french doors that provide access to the garden. This excellent garden room provides the perfect setting to relax and unwind all year round courtesy of the underfloor heating for the cooler months. Alternatively, this versatile room would make a great dining room or home office if required and there is Oak Karndean flooring. French doors lead back through to the lounge.



BEDROOM ONE 11'3" x 11'0"

This generous sized master bedroom is located to front of the property with views across the garden through it's window. There is a bank of white fitted wardrobes to one wall with further space for freestanding furniture and there is neutral decor to the walls. Oak Karndean flooring completes this room and a door leads back through to the living/dining room.



BEDROOM TWO 8'8" x 8'7"

Another good sized bedroom this time positioned to the rear of the property with a lovely outlook across the garden through its window. Currently being used as a single bedroom, this space could accommodate a small double if required and has tasteful decor to the walls. There is Karndean Oak flooring and doors that lead through to the en-suite and living/dining room.



EN-SUITE 9'4" x 5'5"

This extended en-suite is a superb addition to the property and is finished to a high standard. Fitted with a white three piece suite which comprises of a large bath with mixer tap and shower head attachment, vanity hand wash basin with mixer tap over and low level W.C. The walls are fully tiled with attractive grey tiles with recessed shelving and dual aspect windows provide the room with lots of natural light. There is a central spotlight to the ceiling, grey vinyl flooring with underfloor heating and a door that leads back through to the bedroom.



WET ROOM 5'5" x 6'0"

Having been recently adapted to create a practical wet-room which comprises of a walk-in shower, wall hung sink and low level W.C. There are grey tiles to the walls, a side facing window and grey vinyl flooring. A door leads through to the lounge.



GARAGE

Located to the side of the property is this well equipped garage which is currently used as a utility area by the current owners and benefits from power, light, plumbing for a washing machine and a sink with a hot water system. There is further space for storage but could be reverted back to accommodate a car if required. There is an up and over door and a Upvc door that provides access to the side of the garage.

GARDENS

The current owners have dedicated a lot of care and time in creating beautiful gardens to the front, side and rear. To the front, a sweeping resin drive provides off road parking for multiple vehicles and sits in front of the garage. A raised stone flower bed filled with an array of pretty flowers, shrubs and plants adding a splash of colour to the frontage, an artificial grass lawn borders and a resin path adjoins which leads to an iron gate. To the side there is a lovely patio area which will accommodate outdoor furniture to sit out and enjoy on sunny mornings. There is further space for the storage of household bins and other bulky outdoor items. To the rear, a flagged patio adjoins the property providing the perfect setting for al-fresco dining and will easily accommodate an outdoor dining set. Steps lead down through a wrought iron arch to an artificial grass lawn where there is a greenhouse for the greenfingered and an abundance of flowers, plants, shrubs and trees to enjoy in the summer months.



~ 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.

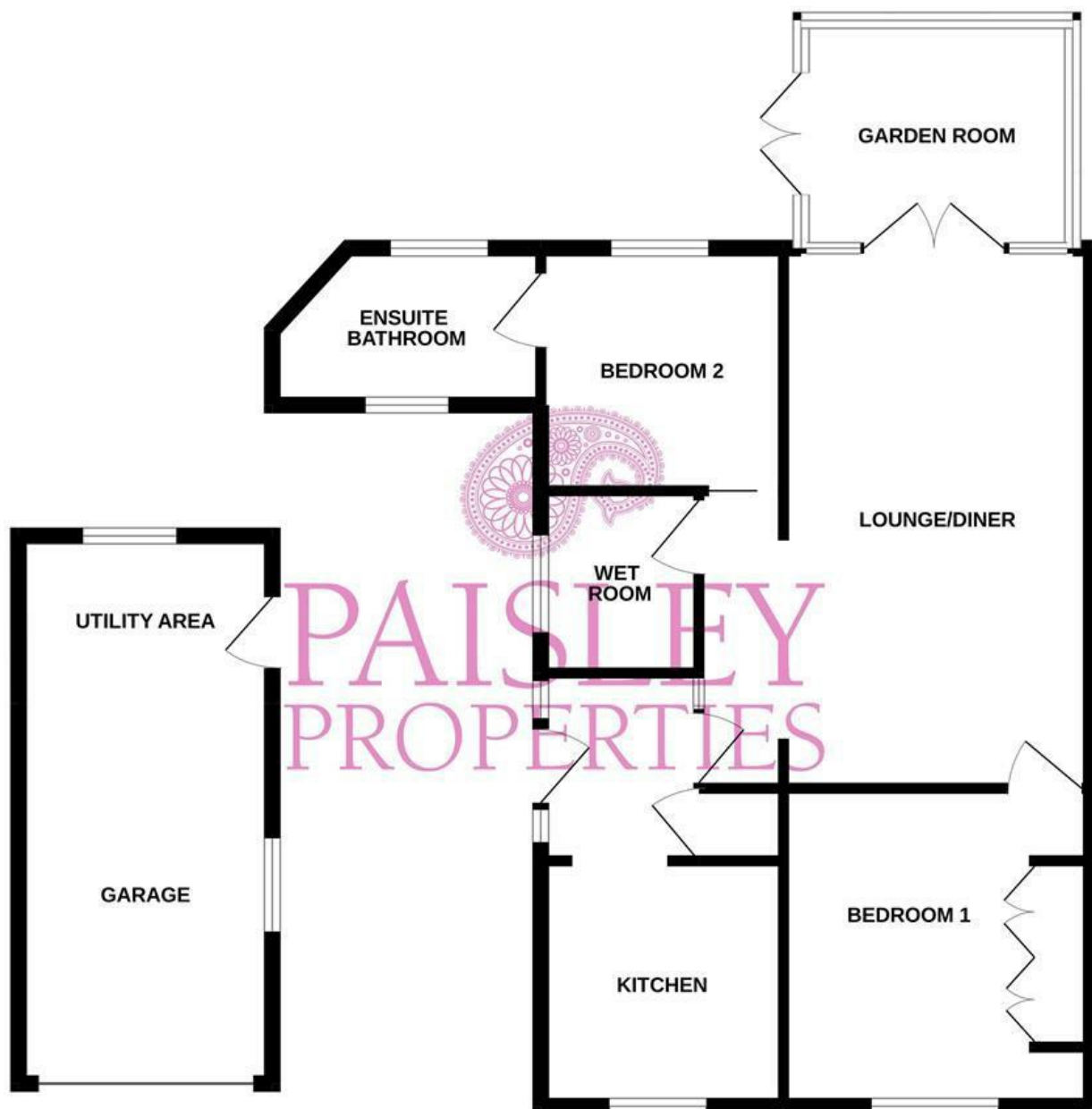
~ Paisley Mortgages ~

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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PAISLEY
PROPERTIES