

16 Hedge Lane,
Darton S75 5PJ

OFFERS IN THE REGION OF
£175,000



THIS FABULOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITS IN A QUIET RESIDENTIAL AREA WITH GARAGE, GARDENS & PARKING. IT HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS NOW READY FOR UPDATING AND IS JUST BURSTING WITH POTENTIAL.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a uPVC door into a lobby area that has solid wood flooring and double radiator. This is a great space to remove shoes and coats before entering the living areas. An internal door leads to the lounge.

LOUNGE 12'10" x 11'3"

Located to the front of the property with an angled fireplace having wooden surround, this cosy lounge has ample space for freestanding furniture and is the perfect spot to relax. A window provides natural light, a quiet street view and a door leads to the kitchen diner.



KITCHEN DINER 12'6" x 12'2"

Located at the rear of the property and overlooking the garden, this superb dining kitchen is lovely and light courtesy of the uPVC window and features a 'Rangemaster' free standing range style cooker with a five ring gas hob and combination gas and electric ovens. Wood effect base and wall units are accompanied by tiled worktops and splashbacks having an inset stainless steel sink with mixer tap. There is space for an upright fridge freezer, plumbing for a washing machine plus there is a cupboard for storage which houses the boiler. There is a generous dining area with room to accommodate a large dining table, double radiator and tiled flooring. An internal door leads to the rear lobby hallway.



REAR LOBBY

Located at the rear of the property, this useful area and second entrance has a double radiator, tiled flooring, uPVC side door leading to the driveway, half tiled walls, stairs leading to the first floor and a door into the kitchen.

WC

With excellent use of this space, having a wall mounted wash basin, low level WC, single radiator and single glazed window to the rear. There is tiling to the floor and walls and the door leads to the rear lobby.

FIRST FLOOR LANDING 7'10" x 6'0"

Light and airy, this spacious landing has a hatch giving access to the loft and doors leading to the three bedrooms and bathroom.



BEDROOM ONE 12'4" x 9'10"

Positioned to the rear of the property and overlooking the garden, this double bedroom benefits from ample space for associated freestanding bedroom furniture and has fitted carpet flooring and single radiator. A door leads to the landing.



BEDROOM TWO 11'3" x 8'4"

This second double bedroom can be found to the front of the property with a uPVC double glazed window offering views over the quiet street. There is plenty of space for freestanding bedroom furniture, a single radiator and laminate flooring. The current owners are using this room as storage for clothes but there is ample space for a double bed. A door leads to the landing.



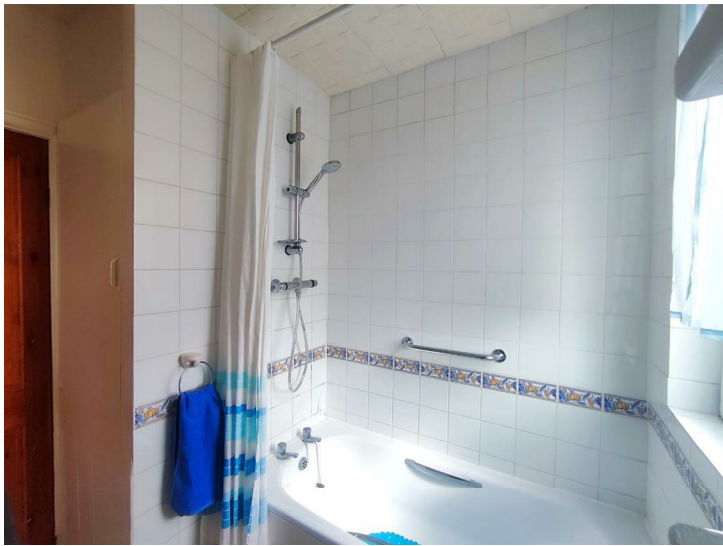
BEDROOM THREE 8'3" x 7'7"

This third bedroom is an excellent size for this style of property and has sufficient room for a three quarter bed. There is also space for freestanding bedroom furniture and the room has a uPVC double glazed window to the front, double radiator and laminate flooring. A door leads to the landing.



BATHROOM 7'1" max x 6'2"

This practical bathroom is fitted with a three piece white suite comprising of a pedestal wash basin, a matching low level twin flush W.C. and panel bath with thermostatic shower over. Three of the walls are fully tiled with neutral tiling and there is a tiled floor. There is a single radiator and uPVC double glazed window to the rear with obscure glass. There is tiling to the floor and the door leads to the landing.



GARAGE AND PARKING

A double gate to the front opens and gives access to the long block paved driveway giving parking for numerous cars. This in turn leads to the garage which has an up and over door, power, light and has a separate fuse box. There is also a door to the side leading to the garden.

GARDENS

The front of the property boasts a welcoming mature garden with plants, flowers and shrubs and this area collects the evening sun making it perfect for a later afternoon seating area. There is side access to the rear garden which is low maintenance, has two patio areas and mature plants and shrubs.

~ Material Information ~

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: A

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY AND GARAGE

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD 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.

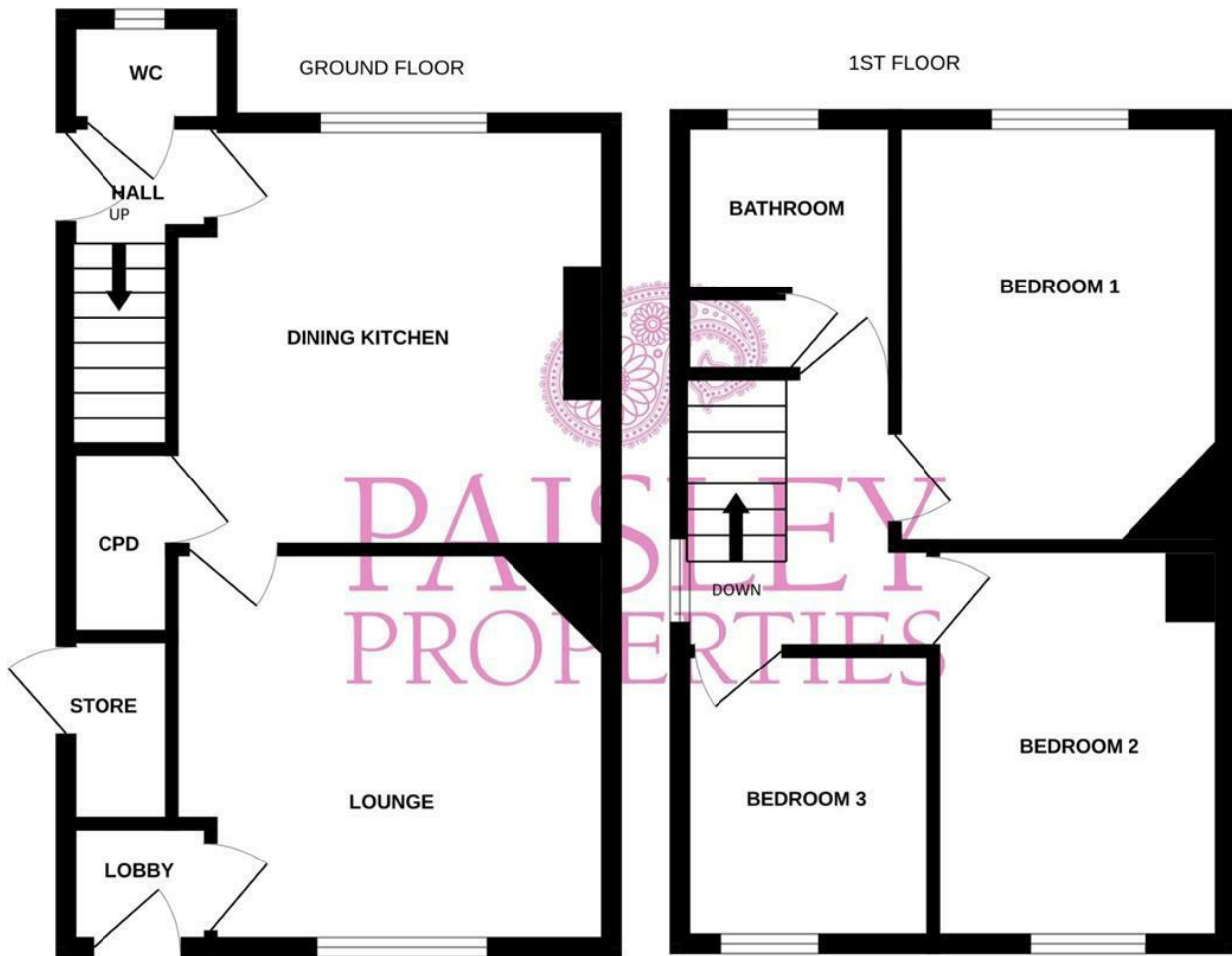
~ Paisley Mortgages ~

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.

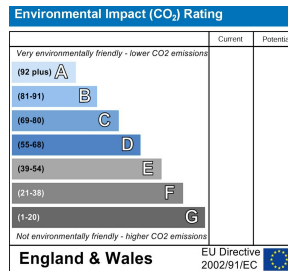
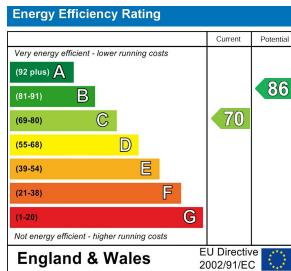
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
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