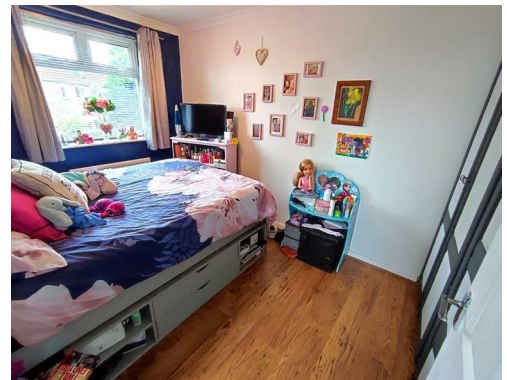


1 Snailsden Way,  
Staincross S75 6EE

OFFERS AROUND  
£180,000



**\*\* NO ONWARD CHAIN\*\* THIS NEATLY PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY BOASTS A SPACIOUS DINING KITCHEN, ENCLOSED GARDEN TO THE REAR WITH DRIVEWAY PARKING AND GARAGE. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC**

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH & HALLWAY 5'9" x 4'5" max**

You enter the property through a white uPVC door into the porch which is a handy addition to the property providing the perfect space to remove outdoor clothing and shoes on arrival. It has practical beech effect laminate flooring running underfoot which extends into the hallway where a carpeted staircase leads to the first floor. A large built in cupboard offers a storage solution for coats and shoes and other household items. A door leads to the lounge.

### **LOUNGE 14'5" x 13'5" max**

Located to the front of the property with a window looking out to the front garden and street beyond, this neutrally decorated lounge has ample space for lounge furniture. A stone effect resin fireplace with a marble hearth houses a contemporary decorative fire and creates a lovely focal point. Doors lead to the hallway and dining kitchen.



### **KITCHEN 13'5" x 7'11" max**

This spacious kitchen is fitted with oak effect base and wall units, dark marble effect roll top laminate worktops, black tiled splashbacks and a round stainless steel bowl sink with mixer tap. Cooking facilities comprise a five burner gas hob with stainless steel extractor fan over and an electric oven. There is space and plumbing for a washing machine and a slimline dishwasher and room to place a tall fridge freezer. Beige tile effect laminate runs underfoot and continues into the adjoining dining room.

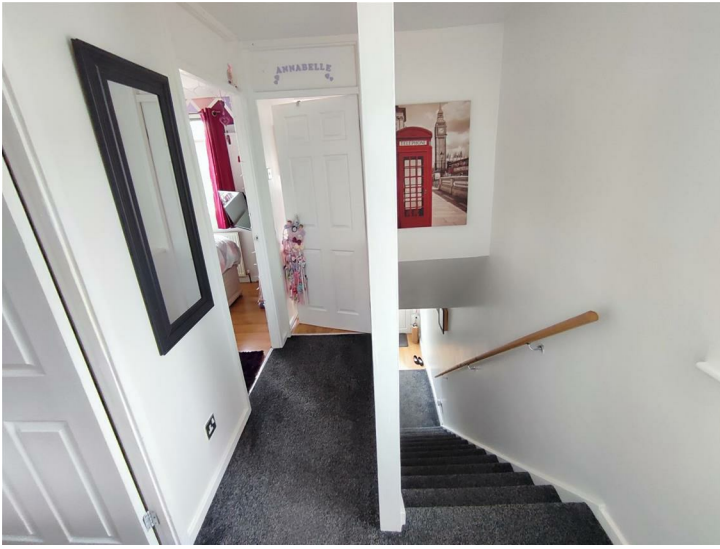


**DINING ROOM 6'5" x 11'11" max**

Positioned to the rear of the property with a side window and a set of French doors allowing natural light to flood in and providing access to the rear garden, this fabulous extension has room not only for a dining table but also lounge furniture making it a really versatile space. Beige tile effect laminate flooring runs underfoot and there is a central chrome light fitting. The dining room is open to the kitchen making it an ideal entertaining space.

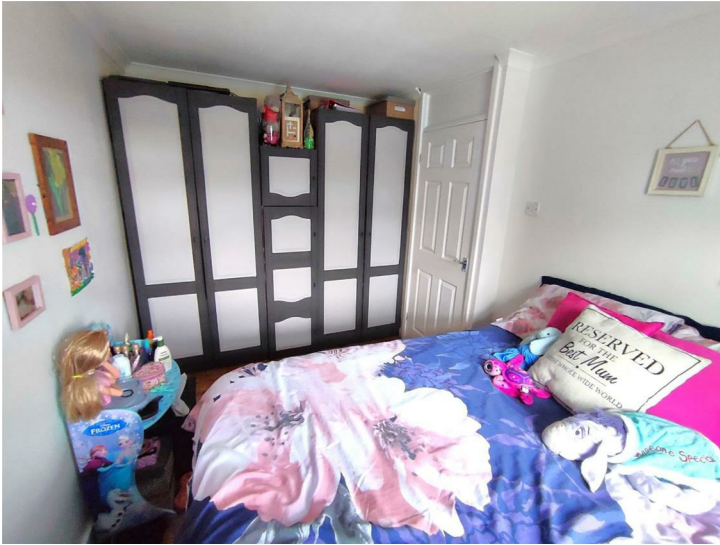
**FIRST FLOOR LANDING 8'4" x 5'10" max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. A hatch gives access to the loft which is boarded and houses the property's boiler. Doors lead to the three bedrooms and house bathroom.



### **BEDROOM ONE 12'10" x 8'1" max**

Located to the rear of the property with a window overlooking the garden this tastefully decorated double bedroom has ample space for freestanding bedroom furniture and wood effect laminate flooring underfoot. A door leads to the landing.



### **BEDROOM TWO 7'4" x 7'11" max**

This second double bedroom can be found towards the front of the property with a window overlooking the quiet street. There is space for freestanding bedroom furniture items and the room is decorated in a contemporary style with wood effect laminate flooring underfoot. A door leads to the landing.



**BEDROOM THREE 5'11" x 9'1" max**

This L-shaped bedroom is located to the front of the property with a window looking out over the quiet street below. There is a large built in cupboard over the stairs bulkhead. Wood effect laminate flooring runs underfoot and a door leads to the landing.



### **BATHROOM 7'7" x 5'2" max**

This contemporary bathroom is fitted with a white three piece bathroom suite incorporating a low level W.C., pedestal wash basin and a bath with a Victorian style shower mixer tap and a thermostatic mixer shower over. The room is partially tiled with white tiles with a duck egg blue border and patterned accent tiles adding interest. A chrome heated towel radiator and a flush light fitting completes the room. An obscured window allows natural light to enter. A door leads to the landing.



## EXTERIOR

To the front of the property is a fenced garden space which is low maintenance courtesy of decorative slate chips underfoot and a gravelled planted border to one side. Stepping stones stretch up to the front door and a side gate allows access through to the side and rear gardens. The property benefits from a wrap around garden, being a corner plot and there is a gated driveway for off road parking and a single garage. The rear of the property boasts a low maintenance garden space with artificial turf and a patio area adjacent to the house.



## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas Central Heating

\*Broadband & Mobile - FTTP up to 1000MBPS available. Average Mobile Signal.

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 Mortgages ~**

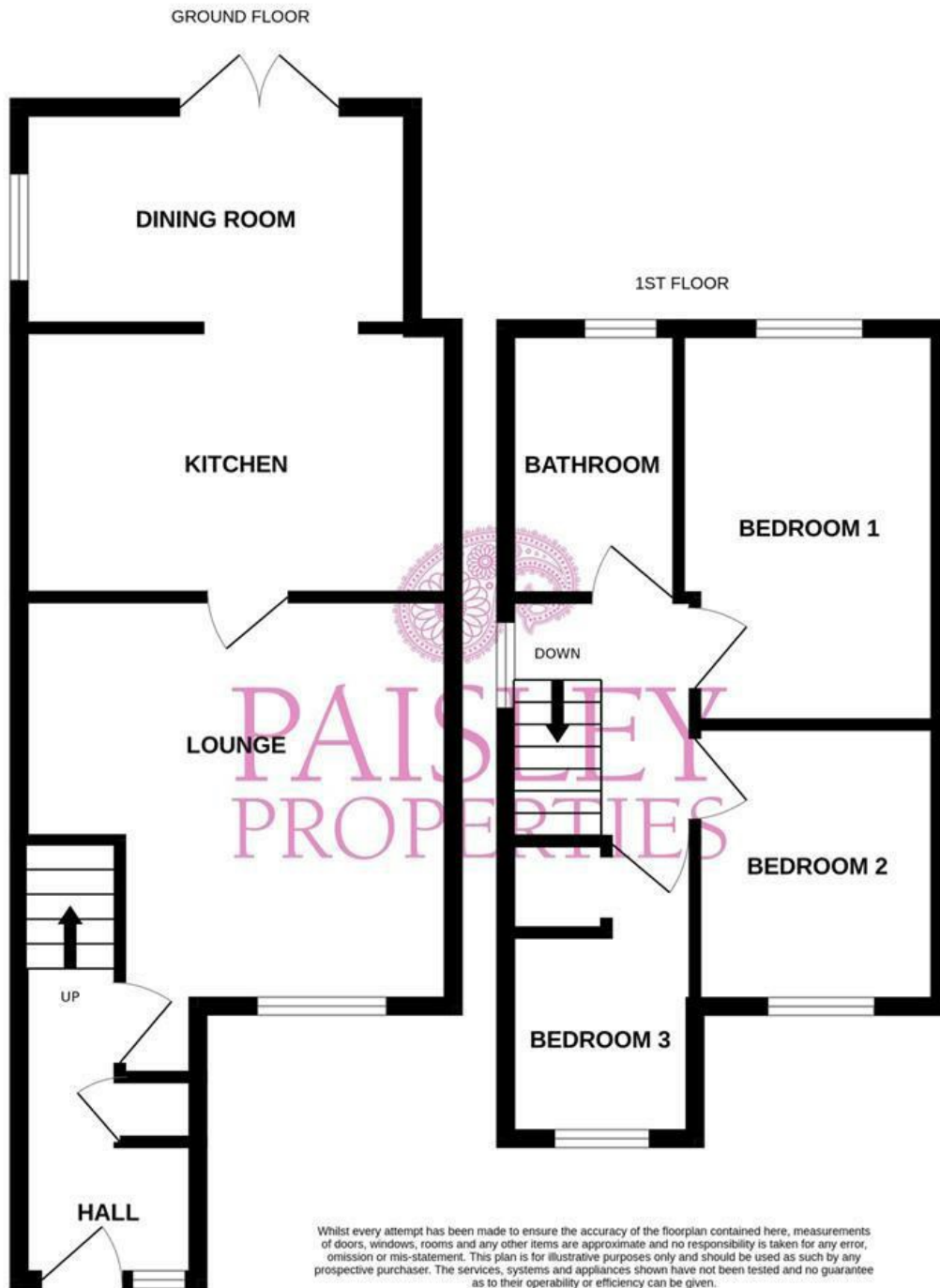
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

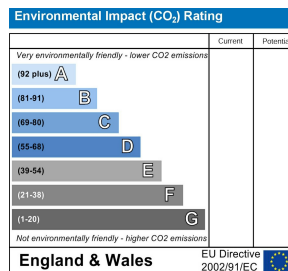
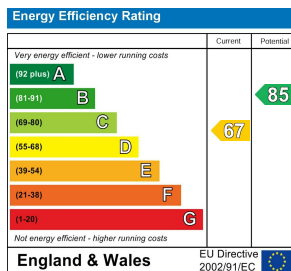
### **~ Paisley Surveyors ~**

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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