

1 Willow Brook Close,
Darton S75 5PX

OFFERS AROUND
£325,000



****NO ONWARD CHAIN**** SIMPLY BURSTING WITH POTENTIAL, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS NOW READY FOR A PROGRAMME OF MODERNISATION. SITTING ON AN EXCEPTIONAL PLOT WITH DOUBLE GARAGE AND BENEFITS FROM A DRIVEWAY FOR MULTIPLE VEHICLES PLUS GENEROUS GARDEN AT THE TOP OF A CUL DE SAC.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE

Entrance is via a composite front door with steps up from the parking and garage into the hallway.

HALL 13'7" x 2'10"

This well presented, long hallway has Karndean flooring under foot, single radiator, ceiling light and gives access to the kitchen, shower room and lounge.



SHOWER ROOM 7'5" x 3'21'6"

This extremely useful, extended ground floor cloak has a tiled shower cubicle with recently installed electric shower, vanity wash basin with mixer tap and storage under, double glazed window to the side with obscure glass, chrome towel radiator, low maintenance ceiling, twin flush low level WC, fully tiled walls and tiled flooring. A door leads to the hallway.



BEDROOM THREE 12'9" x 8'3"

Located at the front of the property and currently used as a dining room, this double sized third bedroom has a double glazed bay window to the front, carpet flooring, single radiator and pendant ceiling lighting. A door leads to the hallway.



KITCHEN 9'10" x 8'3"

Situated at the front of the property with double glazed window giving pleasant views, there is a range of oak effect wall and base units, complimentary square edged work tops with inset stainless steel sink and swan neck mixer tap, integrated four ring gas hob with extractor hood over and electric oven, space for an upright fridge freezer, plumbing for an automatic washing machine, vinyl flooring and low energy strip lighting to the ceiling. There is resin flooring, a cupboard housing the Worcester Bosch boiler which was serviced on 30th September 2024 and an internal door leads to the hallway.



LOUNGE DINER 19'10" x 12'6"

Located at the rear of the property, this generous lounge diner has patio doors leading to the conservatory, carpet flooring, a gas fire with marble base and wood surround, coving to the ceiling, 2 wall mounted radiators and double glazed window to the rear. Internal doors lead to the hallway and inner lobby.



CONSERVATORY 13'2" x 8'1"

Superb extra space, useful for so many possibilities and with views of the garden, this lovely space is brick built with double glazed windows and tinted glass roof, tiled flooring and wall mounted radiator. There is power and light and a double glazed door leads to the garden with patio doors leading to the lounge.



INNER LOBBY 6'0" x 4'9"

This enclosed, inner lobby has a boiler cupboard, carpet flooring and gives hatch access to the sizeable loft space. There are internal doors to the two remaining bedrooms, bathroom and lounge.



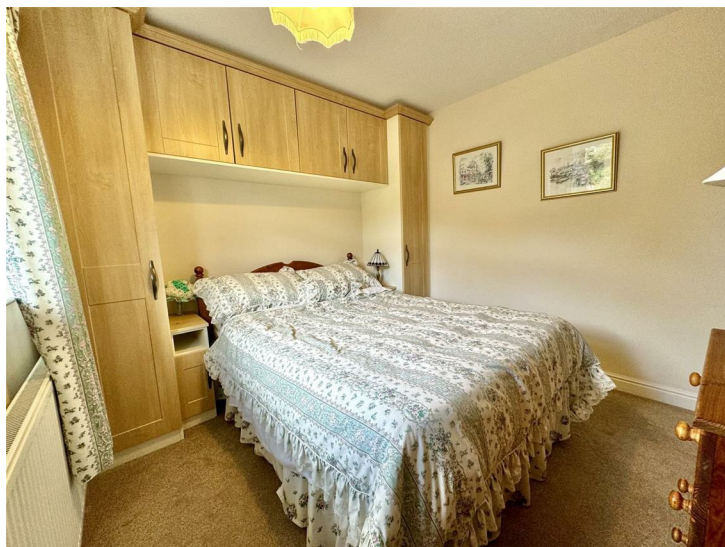
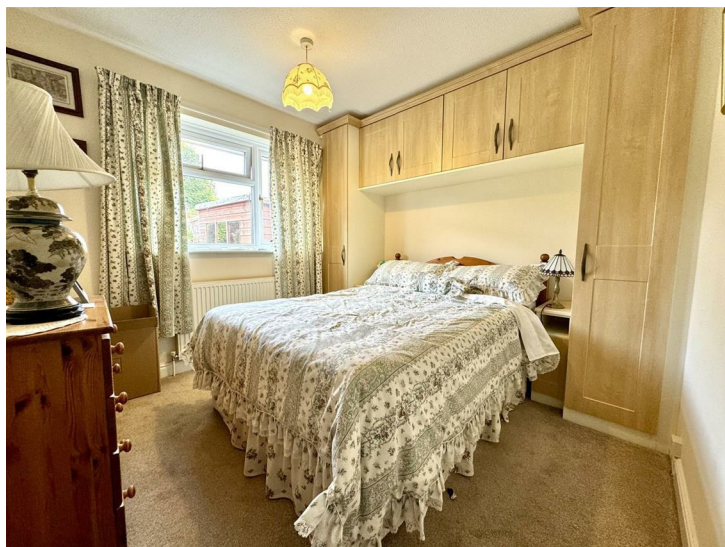
BEDROOM ONE 11'5" x 9'3" plus recess

This delightful double bedroom is located to the front of the property and has a double glazed window giving pleasant views. There is an excellent range of fitted wardrobes having two doubles plus overhead storage, a carpet flooring, a wall mounted radiator and pendant ceiling lighting. A door leads to the inner lobby.



BEDROOM TWO 9'8" x 9'4"

This second double bedroom is located to the rear of the property and has a double glazed window giving views of the garden. There is an excellent range of fitted wardrobes having two singles plus overhead storage and fitted bedside shelving. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. A door leads to the inner lobby.



BATHROOM 7'4" x 6'2"

This lovely modern bathroom has a three piece suite in white consisting of a panel bath with side mixer tap and attached shower hose, vanity wash basin with storage and spotlighting, twin flush low level WC, fully tiled walls, chrome towel radiator and low maintenance ceiling with inset spotlights. There is a shaver socket, double glazed window to the rear having obscure glass and tiled flooring. An internal door leads to the inner lobby.



GARAGE AND PARKING 17'5" x 16'11"

An outstanding detached double garage having double electric, remote operated doors, power and light plus, being detached, it has it's own roof giving extra potential to convert. There is driveway parking for a minimum of five vehicles.



GARDENS

There are extensive, tiered low maintenance gardens to the front and rear, with the front having side flower bed with mature plants and bushes, a tiered patio again with mature trees and bushes, an outside tap and a gated side access to the rear garden, again low maintenance with outside tap, mature plants and a garden shed which has a supply of power. The rear garden is enclosed by timber fence and brick wall.





~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley D

PROPERTY CONSTRUCTION: Brick

PARKING: Driveway for five cars minimum plus a double garage

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Mains gas

*Broadband & Mobile - Ultra fast broadband, check with your mobile supplier for coverage

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

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.

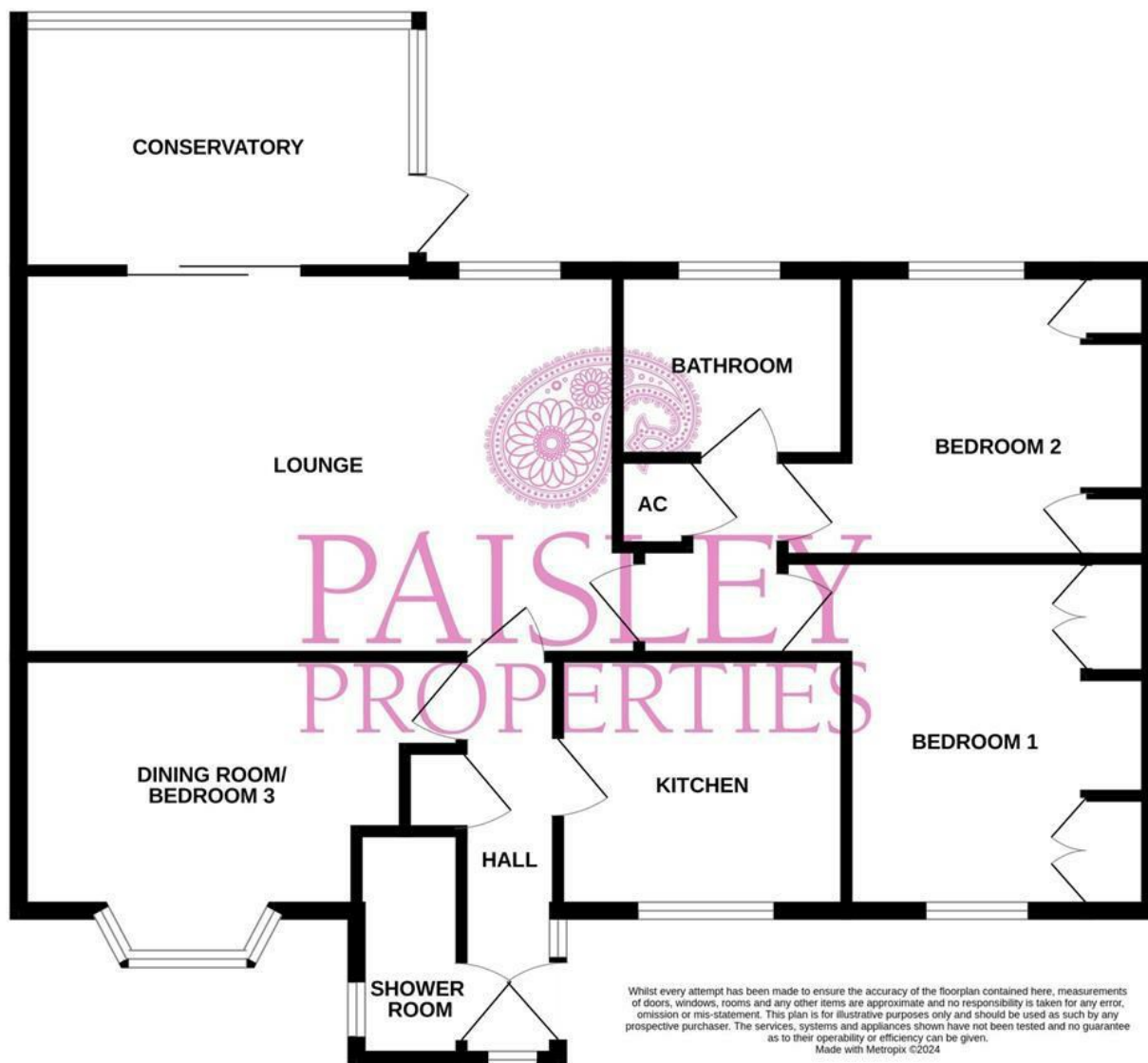
~ Paisley Mortgages ~

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.



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		
	67	83
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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PROPERTIES