

37 Alan Road,
Barnsley S75 5NL

OFFERS AROUND
£160,000



****NO ONWARD CHAIN**** THIS TWO BEDROOM END TERRACE PROPERTY IS READY TO MOVE INTO AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THERE IS A KITCHEN DINER WITH INTEGRAL APPLIANCES, ATTRACTIVE LOUNGE AND ON THE FIRST FLOOR, THE MAIN BEDROOM, SECOND BEDROOM AND THE HOUSE BATHROOM. EXTERNALLY THERE IS A LOW MAINTENANCE PATIO PLUS THE GARAGE

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE LOBBY 3'10" x 3'4"

You enter the property through a composite front door into this welcoming entrance lobby which has space to remove coats and shoes, with laminate flooring, a door leading to the lounge and a staircase ascending to the first floor landing.



LOUNGE 13'4" x 12'11" max into recess

Located at the front of the property, this superb sized living room has plenty of natural light via the double glazed window, which comes with fitted shutters. There is laminate flooring, a wall mounted double radiator with the focal point being the electric fire set in marble with a timber effect surround. There is coving to the ceiling, a ceiling rose and internal doors lead to the lobby and kitchen diner.



KITCHEN DINER 13'6" x 10'2"

Situated at the rear of the property and with natural light brought in via the double glazed window overlooking the garden, this good size dining kitchen has a good range of pine wall and base units with wood effect worktops and inset stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an elevated electric oven, four ring gas hob and pull out extractor hood over. There is plumbing for a washing machine, space for an upright fridge freezer and there is extra storage via the reasonable sized under stairs cupboard. The combination boiler is located in the corner of the kitchen, there is laminate flooring, a wall mounted single radiator and plenty of space for a table and chairs. An external door leads to the rear porch and an internal door to the lounge



REAR PORCH 3'8" x 3'4"

Useful extra space, keeping the heating in and also a place to remove outside shoes when returning from the garden. There is laminate flooring, double glazed windows with obscure glass and a composite door leading to the garden.



LANDING 8'7" x 6'2" x 3'1" I shaped

Stairs ascend from the lobby to the 'L' shaped landing with carpet flooring, access to the loft and internal doors to both bedrooms and the shower room.



BEDROOM ONE 13'4" x 12'11" max into recess

An exceptional main bedroom, generous in size and with superb fitted storage via the three double wardrobes, one single, a cupboard and bedside cabinets. There is a double glazed window to the front bringing in plenty of natural light, fitted carpet flooring and a wall mounted single radiator. There is coving to the ceiling and an internal door leads to the landing.



BEDROOM TWO 9'10" x 6'9"

Second well proportioned bedroom on this floor, this time at the rear of the property with a double glazed window giving views of the garden and beyond. Like the main bedroom, there is fitted storage having a double wardrobe, overhead cupboard and bedside cabinet. There is carpet flooring, a wall mounted single radiator and coving to the ceiling. An internal door leads to the landing.



SHOWER ROOM 6'8" x 6'4"

Stylish room, having a three piece suite in white consisting of a one and a half size, tiled shower enclosure with thermostatic shower, twin flush low level WC and vanity wash unit with mixer tap and storage under. The ceiling is low maintenance with inset spotlights, there is laminate tiled flooring, an extractor fan and a chrome ladder towel radiator. A frosted double glazed window brings in natural light and an internal door leads to the landing.



GARAGE 17'10" max x 9'6" narrowing to 4'4" irregular shap

What a great bonus feature for this type of property to have. Useful for storage, to put a small car or motorbike in or to convert. There is a low energy light, rolled shutter door and a window opening to the outhouse storage.

GARDEN

A low maintenance garden, enclosed by timber fence with gated side access. There is combination of a good size stone flagged patio and pebble area plus a very useful outhouse for storing garden furniture.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Brick and block

PARKING:
Attached (not connected) garage plus on street parking

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
Please note we do not check the local planning applications so please do so yourself before proceeding

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains gas
Broadband - FTTC Up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

~ 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.

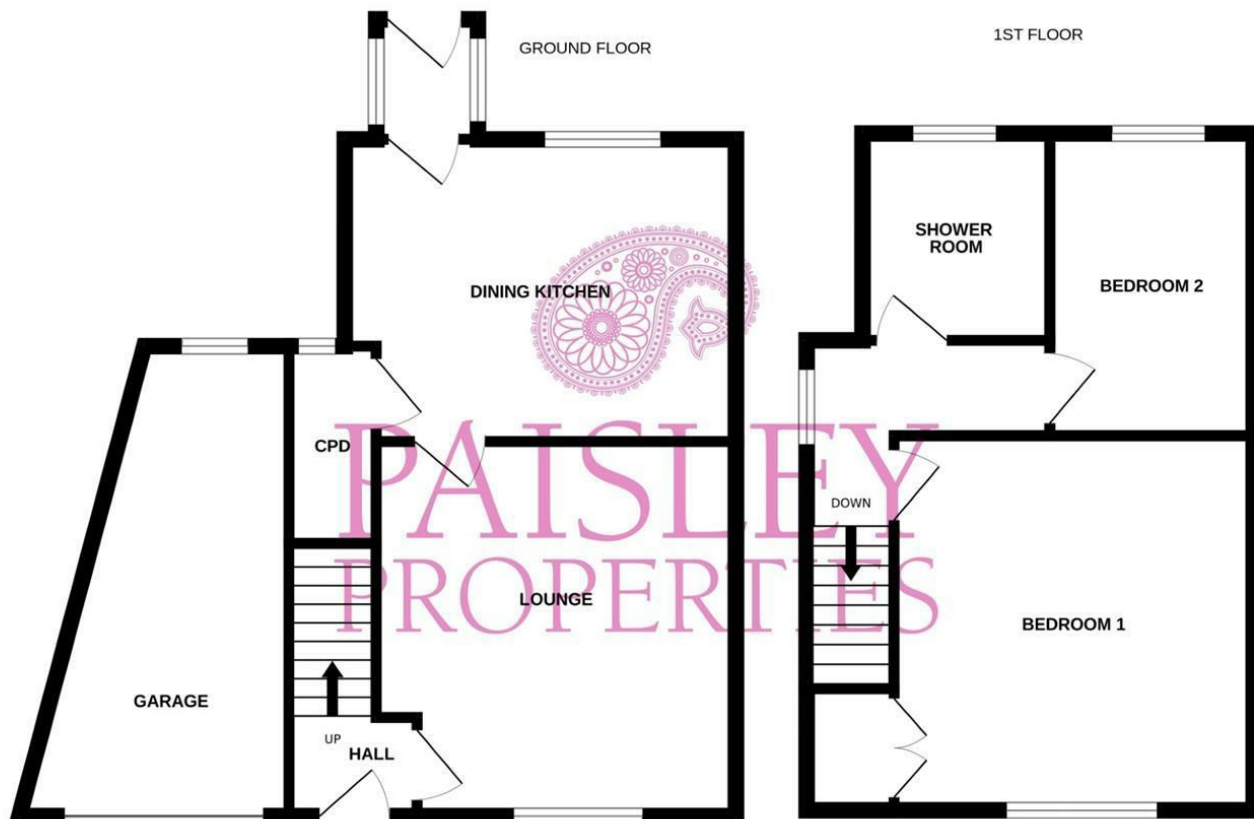
~ Paisley Mortgages ~

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		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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