

7 Hill Top Road,
Birdwell S70 5QZ

OFFERS IN THE REGION OF
£160,000



APPEALING TO FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS ALIKE, THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITS FROM GOOD SIZE LIVING ACCOMMODATION AND EXCELLENT ACCESS TO LOCAL AMENITIES. NEEDING A LITTLE UPDATING, IT BOASTS UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LOVELY GARDENS TO FRONT AND REAR AND GARAGE. SITTING IN A QUIET RESIDENTIAL STREET AND WITH NO VENDOR CHAIN, THE PROPERTY IS READY TO MOVE INTO AND AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING D

PAISLEY
PROPERTIES

LOBBY 4'1" x 3'7"

You enter the property through a composite front door into the lobby area which has carpet flooring, a single radiator and a staircase leading to the first floor. An internal door leads to the lounge.



LOUNGE 15'7" x 13'7" max into recess

This generous sized living room is neutrally decorated and has plenty of light brought in via the uPVC double glazed window to the front. The focal point of the room is the fireplace with a gas fire set in marble base and backing, there is a wall mounted radiator and carpet flooring underfoot. There is pendant lighting, a ceiling rose and a very useful, good size sunder stairs storage cupboard. An open archway leads to the dining area and kitchen with an internal door leading to the lobby.



KITCHEN DINER 16'11" x 7'3"

Located at the rear of the property with plenty of natural light via the uPVC double glazed window, which also overlooks the rear patio and garden, the kitchen is made up of a range of Golden Oak effect wall and base units, complimentary rolled worktops, inset stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob with pull out extractor hood over plus there is an integrated upright fridge freezer and plumbing for a washing machine. There is space for a decent sized dining table and chairs, vinyl flooring and a wall mounted radiator. A door leads to the rear porch.



REAR PORCH 7'6" x 4'3"

A very useful extra space having laminate flooring, uPVC windows to both sides and extra natural light brought in via the uPVC door with glass panel which also gives access to the rear garden.



LANDING 7'6" x 6'5" max including stairs.

Stairs ascend from the lobby to this first floor landing with carpet flooring, uPVC double glazed window to the side and loft hatch. Internal doors give access to all bedrooms and a sliding door leads to the bathroom.



BEDROOM ONE 12'6" x 10'3" max into recess

Good size main double bedroom, located at the front with lots of natural light brought in via the uPVC double glazed window to the front. There is plenty of space for bedroom furniture in addition to the full height storage cupboard, there is carpet flooring and a wall mounted radiator. An internal door leads to the landing.



BEDROOM TWO 10'7" x 10'3" max into recess

Well proportioned second double bedroom, this time located at the rear of the property and overlooking the garden via the uPVC double glazed window. Like the main bedroom, there is a full height storage cupboard, carpet flooring and a wall mounted radiator. An internal door leads to the landing.



BEDROOM THREE 9'3" x 6'5"

Located at the front of the property this single bedroom has carpet flooring, a wall mounted radiator and space for freestanding bedroom furniture. An internal door leads to the landing.



BATHROOM 6'3" x 5'10"

Lovely bathroom with a very modern feel having a three piece suite in white consisting of a panel bath with corner mixer tap, pedestal wash basin with mixer tap and twin flush low level WC. There is a chrome ladder towel radiator, uPVC double glazed window with obscure glass and tiled flooring in addition to the wall being tiled to full height. A sliding door gives access to the landing.



FRONT AND PARKING

Lovely manicured front garden, matching the one to the rear, having a lawn enclosed by brick wall. A gated shared driveway gives access to the garage (5.38m x 2.5m) and the rear garden.

REAR GARDEN

Again, superbly cared for and looked after having patio area, artificial lawn and mature plants and flowers.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX
Barnsley A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Shared Driveway plus a garage

RIGHTS AND RESTRICTIONS:
Grade 11 listed / In a conservation area / Tree Preservation Order / The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land /

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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 /

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's 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 ~

Paisley Properties 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.

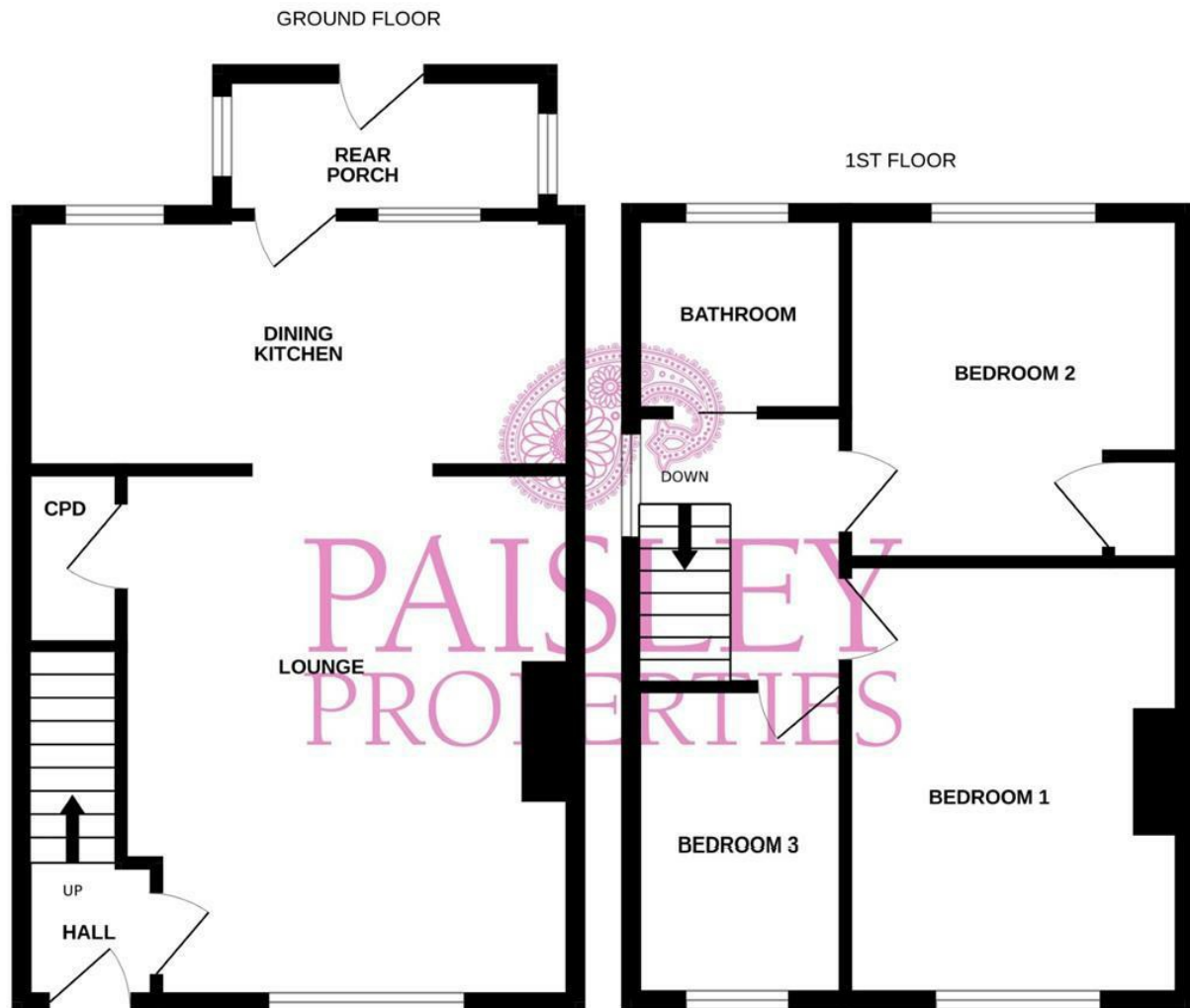
~ Paisley Mortgages ~

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.

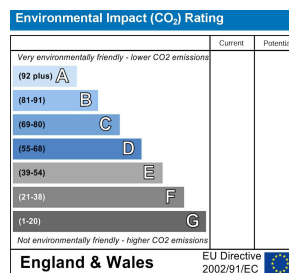
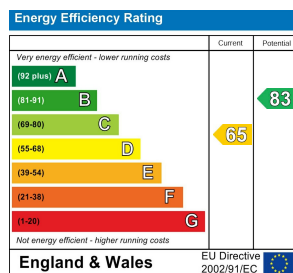
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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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PAISLEY
PROPERTIES