

130 Kingsway,
Mapplewell S75 6EU

OFFERS AROUND
£310,000



THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW OFFERS SPACIOUS LIVING ACCOMMODATION PERFECTLY SUITED TO THOSE WISHING TO DOWNSIZE. SITUATED ON A SUPERB CORNER PLOT WITH WONDERFUL GARDENS, DRIVEWAY, GARAGE AND SIZEABLE CAR PORT, THE PROPERTY HAS A LOVELY DOUBLE BEDROOM ON THE GROUND FLOOR, STYLISH SHOWER ROOM WITH TWO FURTHER DOUBLE BEDROOM ON THE FIRST FLOOR.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALL 14'4" x 5'10"

You enter the property via a uPVC door with natural light brought in via the double glazed panels to the side. There is plenty of space to remove coats and shoes with an area under the stairs perfectly usable for storage. There is laminate flooring, a double radiator and a staircase to the first floor. Internal doors lead to the shower room, kitchen, lounge and ground floor bedroom.



KITCHEN 9'3" x 8'2"

Modern kitchen with a door leading to the garden making it ideal for entertaining. There is a range of oak fronted wall and base units, complimentary worktops and splashbacks plus a composite sink with mixer tap. Integrated appliances come in the form of an eye level double oven, four ring gas hob and pull out extractor hood over. There is space for an upright fridge freezer and plumbing for a washing machine. There is tiled flooring with underfloor heating, a double glazed window bringing in natural light and a storage cupboard. An internal door leads to the hallway.



LOUNGE 15'5" x 11'6"

Generous sized living room with lots of natural light coming through the French doors, which lead to the garden, plus the side double glazed panels. There is carpet flooring, a double radiator with the focal point of the room being the electric fire set on marble base and backing with decorative timber surround. An internal door leads to the hallway and an open archway leads to the dining area.



DINING AREA 8'7" x 8'2"

Useful extra space and flooded with natural light via the double glazed window to the side. There is laminate flooring, a single radiator and decorative coving to the ceiling. An open archway leads to the lounge.



GROUND FLOOR BEDROOM 13'10" to rear of robes x 9'6"

Lovely ground floor double bedroom having excellent storage with two fitted double wardrobes. Natural light comes from the double glazed window, there is laminate flooring and a single radiator. An internal door leads to the hallway.



SHOWER ROOM .9'10" x 5'2" plus cupboard

Very stylish and modern shower room with the main feature being the corner shower enclosure having body jets, overhead rain shower and separate hose. The twin flush low level WC and wall mounted vanity wash basin with storage and mixer tap complete the three piece white suite. There is a chrome towel radiator, full height tiling to the walls, tiling to the floor and inset spotlights to the low maintenance ceiling. There is a frosted double glazed window and a useful storage cupboard. An internal door leads to the hallway.

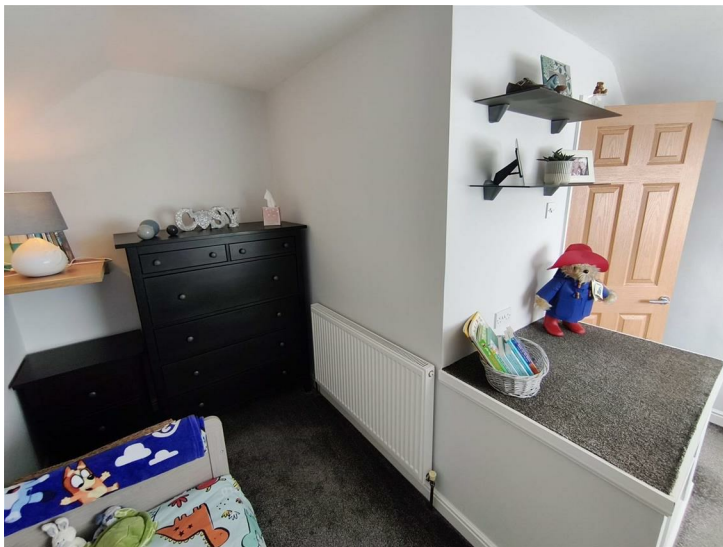


LANDING 8'5" x 5'8" max including stairs

Stairs ascend from the hallway to this first floor landing with laminate flooring and superb eaves storage. Internal doors lead to the landing.

BEDROOM TWO 13'9" x 11'5" max I shaped

Deceptively sized double bedroom, 'L' shaped with plenty of room for freestanding bedroom furniture. There is carpet flooring a single radiator and double glazed chalet window to the front. An internal door leads to the landing.



BEDROOM THREE 12'6" x 8'7"

Third excellent sized double bedroom, this one having a walk in wardrobe and located at the rear of the property with views of the garden via the double glazed window. There is carpet flooring, a single radiator and plenty of space for freestanding bedroom furniture. An internal door leads to the landing.

GARAGE 17'8" x 8'2"

Detached garage accessed via the driveway and having power and light.



SUMMER HOUSE 12'1" x 8'10"

Exceptional additional space having laminate flooring, power and light. There are double glazed panels to the side of the double doors, which are also glazed bringing in lots of natural light.



EXTERNALLY

The property sits on a magnificent corner plot with a superb mix of lawn, patio, and parking, including an 8 meter car port.





~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Two Garages and parking for numerous cars

RIGHTS AND RESTRICTIONS:

None/

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 ~

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.

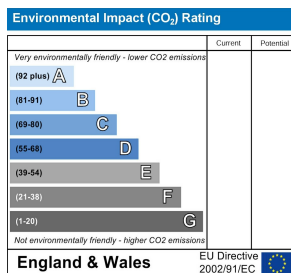
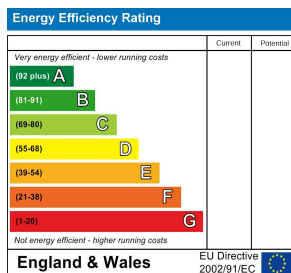
~ Paisley Mortgages ~

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.



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