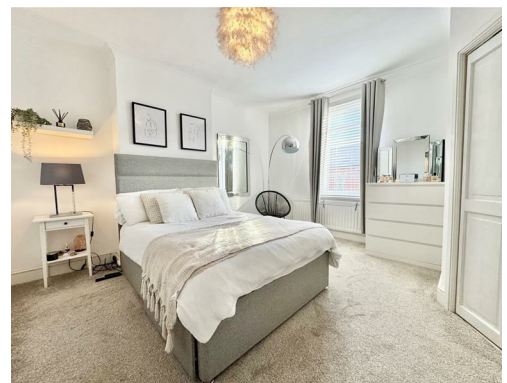


17 Alan Road,
Darton S75 5NL

OFFERS AROUND
£155,000



AN EXCEPTIONALLY PRESENTED PERIOD TERRACE HAVING TWO DOUBLE BEDROOMS AND SITUATED IN THIS POPULAR CUL DE SAC. HAVING A MODERN KITCHEN AND STYLISH GENEROUS SIZED BATHROOM, THE PROPERTY ALSO BENEFITS FROM A SEPARATE DINING AREA AND ATTRACTIVE LOUNGE. THERE IS A GOOD SIZE GARDEN TO THE REAR AND SUPERB ACCESS TO LOCAL AMENITIES AND COMMUTING LINKS VIA ROAD AND RAIL.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

LOBBY



You enter the property via a uPVC door into the lobby area giving you a place to remove coats and shoes. Natural light is drawn from the double-glazed panel in the door, there is tiled flooring and a staircase leads to the first floor. An internal door takes you to the lounge.

LOUNGE 13'4" apx x 13'0" max into recess



Delightful living room and giving a first glimpse of the superb presentation this property has to offer. Natural light is drawn from the double-glazed window to the front, there is laminate flooring underfoot and ceiling lighting. There are some nice period features including the ceiling rose and decorative cornices and the focal point of the room is the fireplace which has been set up to have a log burner installed and has a slate hearth with timber mantel piece. There is a wall mounted radiator and glazed double doors take you to the dining area.



DINING AREA 9'3" apx x 8'2" apx



First half of a wonderful kitchen dining space, this part having space for a dining table and chairs, laminate flooring, ceiling lighting and a double-glazed window which overlooks the rear garden. There is a wall mounted radiator and an opening leads to the kitchen.



KITCHEN 13'6" apx x 7'5" apx



Second half of this superb dining, cooking and entertaining space. The kitchen consists of a range of wall and base units, complimentary rolled worktops, one and a half bowl ceramic sink with mixer tap and tiled splashbacks. Integrated appliances come in the form of an electric oven and four ring gas hob plus there is plumbing for a washing machine and space for an upright fridge freezer. There is tiled flooring, a double glazed window to the rear with views of the garden and a stable style door gives you access to that garden. There is extra storage via the understairs cupboard and a breakfast bar area with space for a dryer. There is a wall mounted radiator and an opening leads to the dining area.



LANDING



Stairs ascend from the lobby to the first floor landing which has carpet flooring, access to the loft space and internal doors leading to both bedroom and the house bathroom.

BEDROOM ONE 13'3" max x 12'9" max



A very attractively presented main double bedroom that features a superb walk in wardrobe. A double glazed window to the front bathes the room in natural light, there is a carpet flooring underfoot, pendant lighting, a wall mounted radiator and coving to the ceiling. There is additional space for freestanding bedroom furniture and an internal door leads to the landing.



BEDROOM TWO 10'7" x 7'7"



Second double bedroom, this time located at the rear of the property with the double glazed window giving views of the garden. There is carpet flooring, pendant lighting, a wall mounted radio and plenty of space for freestanding bedroom furniture. An internal door lead to the landing.

BATHROOM 9'4" apx x 8'1" apx



Excellent sized and stylish bathroom having a four piece suite in white consisting of a roll top bath with side mixer taps having shower attachment, a separate tiled shower enclosure with thermostatic shower, rain shower over and separate hose, a vanity wash basin with mixer tap and storage and a twin flush low level WC, There is a chrome towel radiator, tiled flooring, ceiling spotlights and an extractor fan. Natural light is drawn in from the double glazed window with obscure glass and there is an extractor fan. There is tiling on the walls to dado height and an internal door leads to the landing.



GARDEN



Superb garden space having a patio area and lawn with a path in the middle leading to the far gate. There is also an outside water tap.



~ 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

PARKING:

On Street

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

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.

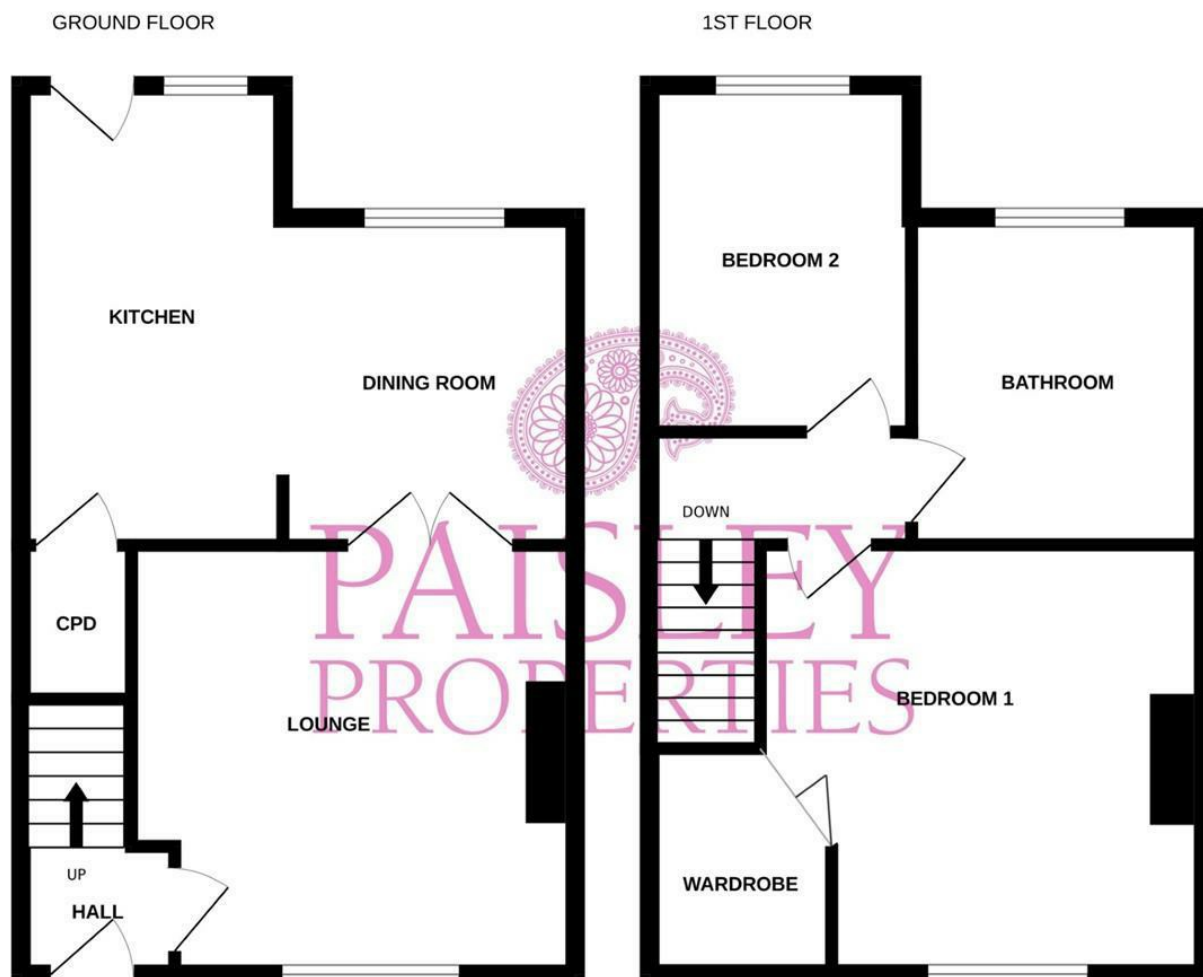
~ Paisley Mortgages ~

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.

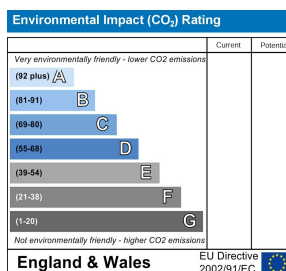
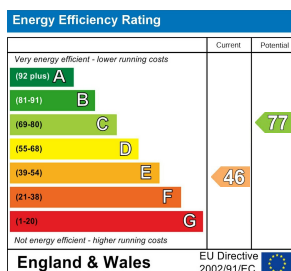
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.



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