



THIS SUPERB STONE BUILT EXTENDED MID TERRACE PROPERTY IS WELL PRESENTED AND HAS SPACIOUS DOWNSTAIRS LIVING ACCOMMODATION, A CELLAR, ATTRACTIVE TERRACED REAR GARDEN AND ROADSIDE PARKING.

AVAILABLE FROM START OF FEBRUARY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1035, COUNCIL TAX BAND: A, ENERGY RATING: D

LOUNGE 12'7" x 12'11" max

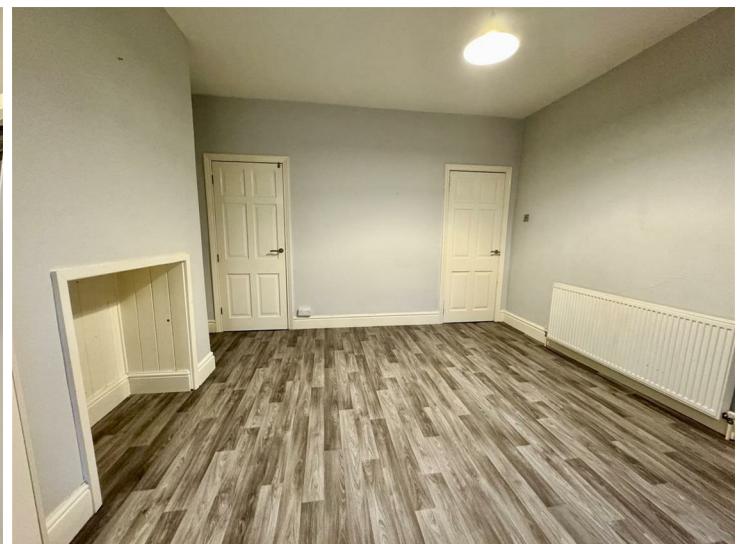


You enter the property through a wood effect uPVC door into a welcoming lounge which is just bursting with character, having exposed timber beams to the ceiling and flooded with natural light from its front facing bay window which has a cushioned window seat. A log burner on a slate hearth with a wooden mantle over offers a lovely focal point and the alcoves to either side are fitted with shelving and cupboards for storage. The room is tastefully decorated with a denim blue feature wall, pale beige carpet, a pendant light fitting and a dark grey roman blind to the window. A door leads to the hallway.

HALLWAY

The hallway has a carpeted staircase which leads to the first floor and doors leading to the dining kitchen and lounge.

OPEN PLAN DINING KITCHEN 12'11" x 20'11"



This fabulous spacious dining kitchen really is the heart of the home and is fitted with cream gloss base and wall units, wood effect worktops, olive green glass splashbacks and a stainless steel sink with mixer tap over. Cooking facilities comprise of a five burner gas hob with integrated extractor fan over and an electric oven. There is an integrated dishwasher and integrated fridge freezer, plumbing for a washing machine and tumble dryer. There is a white venetian blind to the kitchen window and fabric blinds to the back door window which look out into the rear garden and further light floods in from a Velux rooflight. There is grey wood effect vinyl flooring underfoot and a chrome and white contemporary light fitting to the kitchen area and pendant lighting to the dining area. There is a spacious dining area which has plenty of room to accommodate not only a table but further freestanding furniture items. Doors lead to the hallway, cellar and a stable door style uPVC door provides access to the garden.



CELLAR 10'5" x 9'11" max

Accessed from the dining area via a set of stone steps, this dry cellar space has some shelving and wall cupboards for storage. It has light and power and the boiler is located here.

FIRST FLOOR LANDING 4'11" x 9'1" max



A carpeted staircase with a white spindled balustrade leads to the first floor landing which has carpet underfoot and a pendant light fitting with a grey rattan shade. Doors lead to the two first floor bedrooms and house bathroom and a staircase ascends to the second floor.

BEDROOM ONE 12'1" x 13'2" max



This spacious double bedroom has neutral décor and pale beige carpet. There is a built in cupboard to one corner which provides some storage and there is ample space for freestanding items of bedroom furniture. A door leads onto the landing.

BEDROOM FOUR 8'3" x 9'3" max



Positioned to the rear of the property with a window which offers views of the garden and the fields behind, this second first floor bedroom is unusual in shape having an arched alcove to one side and a high level built in cupboard for storage. The walls are neutrally decorated and there is a patterned white roller blind to the window, beige carpet underfoot and a pendant light. A door leads to the landing.

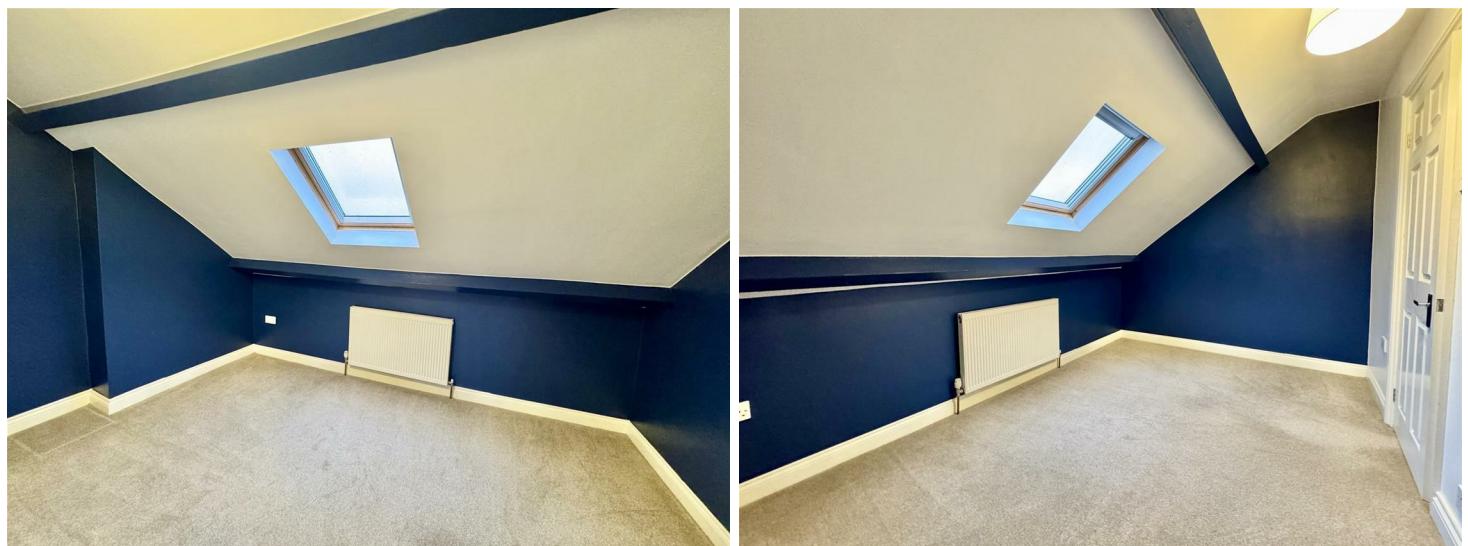
HOUSE BATHROOM 7'10" x 9'3"



This contemporary house bathroom is fitted with a three piece white suite incorporating a low level W.C., a pedestal hand wash basin and a P-shaped bath with a glass shower screen and thermostatic waterfall mixer shower over. The room is fully tiled with modern tiles with a decorative border and there is dark grey vinyl flooring underfoot. A mirrored cabinet over the wash basin, a flush light fitting and a chrome heated towel radiator complete the room. An obscure window allows natural light to enter and a door leads to the landing.

BEDROOM THREE 10'7" x 10'1" max

Located to the rear of the property, nestled in the eaves with a dormer window providing views of the garden and the fields beyond, this room benefits from high level cupboards for storage. There is space for freestanding bedroom furniture. The room is neutrally decorated with beige carpet underfoot and a pendant light. A door lead onto the landing.

BEDROOM TWO 13'0" x 8'7" max

Again nestled in the eaves, this room has a sloping ceiling with a velux window allowing natural light to flood in. This room could accommodate a double bed. The room has neutral décor, a pendant light with a white shade and beige carpet. A door leads to the landing.

EXTERIOR



Stone steps give access from the roadside to the front of the property where there is a compact garden area which has well established shrubs. To the rear of the property is an attractive tiered garden which has a patio adjacent to the house perfect for garden furniture, stone flagged steps lead up the side to a lawn, veg growing area and finally a shed and wood store. A gate gives access to the road behind the property allowing for refuse collection and on street parking.



~ New Lettings Info ~

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

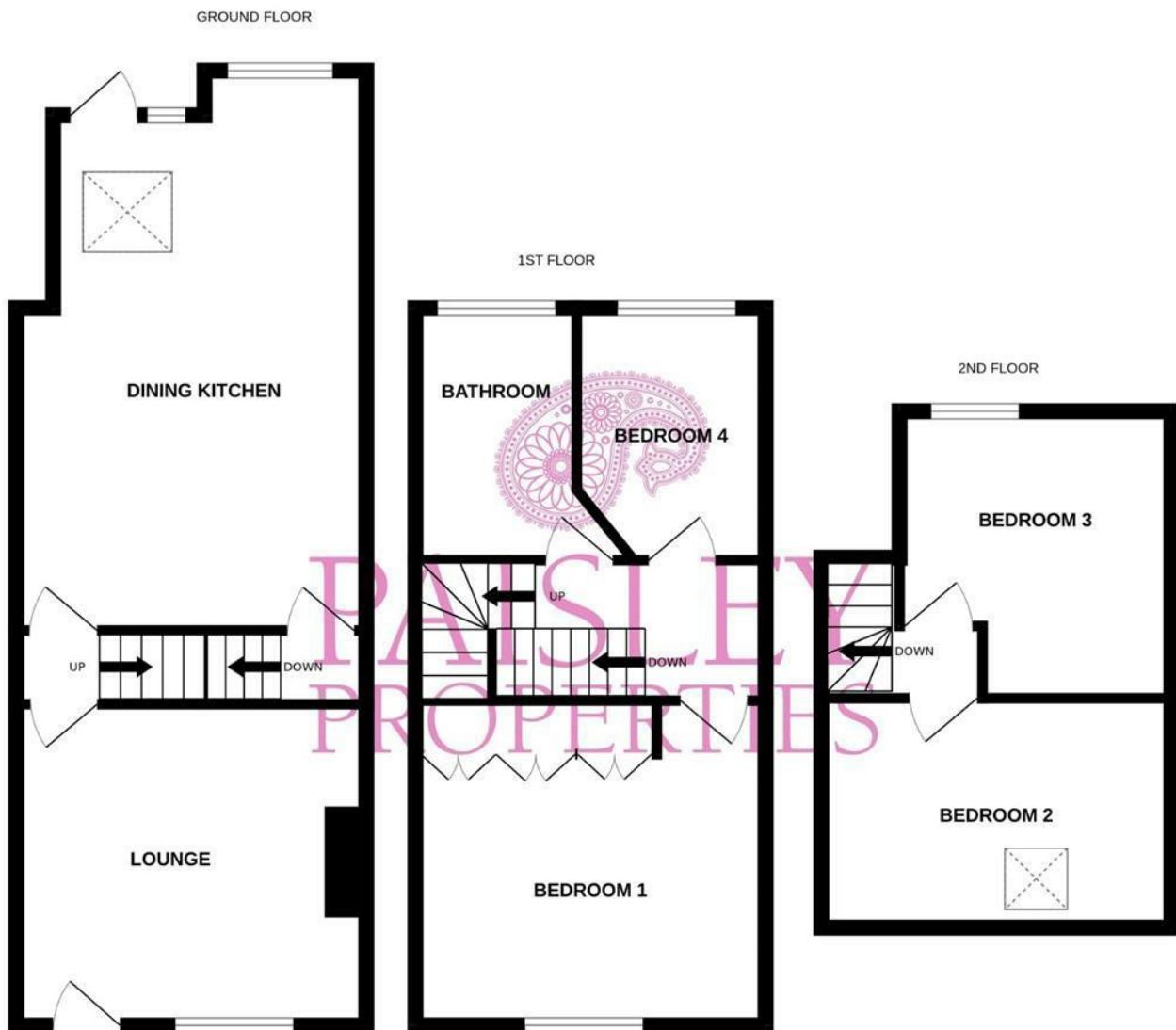
~ Paisley Properties ~

We are available to do appointments up until 5pm 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. *



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65	76	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

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