

19 Ibberson Avenue,
Mapplewell S75 6BJ

OFFERS AROUND
£195,000



TUCKED AWAY DOWN A PEACEFUL CUL-DE-SAC ON THE OUTSKIRTS OF THE POPULAR VILLAGE OF MAPPLEWELL, THIS FABULOUS THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY HAS EXTENDED LIVING ACCOMMODATION, BEAUTIFUL LANDSCAPED REAR GARDEN AND LARGE DOUBLE GARAGE.
ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door into the entrance hall which has space to remove coats and shoes. A door opens to the kitchen and a staircase rises to the first floor landing.

KITCHEN 8'6" max x 8'7" max

This modern kitchen is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces, white tiled splash backs and a sink and drainer with mixer tap over. There is an integrated electric oven and four ring gas hob with extractor fan over, and space/plumbing for an under unit fridge freezer and washing machine. A front facing window overlooks the lovely garden, there is tile effect laminate flooring and a handy under-stairs cupboard provides excellent storage for household items. Doors lead to the entrance hallway and lounge.



LOUNGE 25'5" max x 20'5" max

This impressive L shaped living room really is the heart of the home and has a beautiful brick feature wall with wall mounted electric fireplace and relaxing bar area. There is plenty of space for living and dining room furniture and dual aspect windows flood the room with natural light. Laminate flooring completes the room nicely, a door leads to the kitchen and a sliding patio door provides access out onto the rear garden.





FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has two loft hatches providing access into the loft spaces, one of which houses the property's combination boiler and is boarded. Doors lead to the three double bedrooms and house bathroom.

BEDROOM ONE 11'7" into wbes x 10'6" max

Enjoying beautiful views of the rear garden from its window, this superb double bedroom has a bank of fitted wardrobes to one wall and laminate flooring. Doors lead to the en-suite and landing.



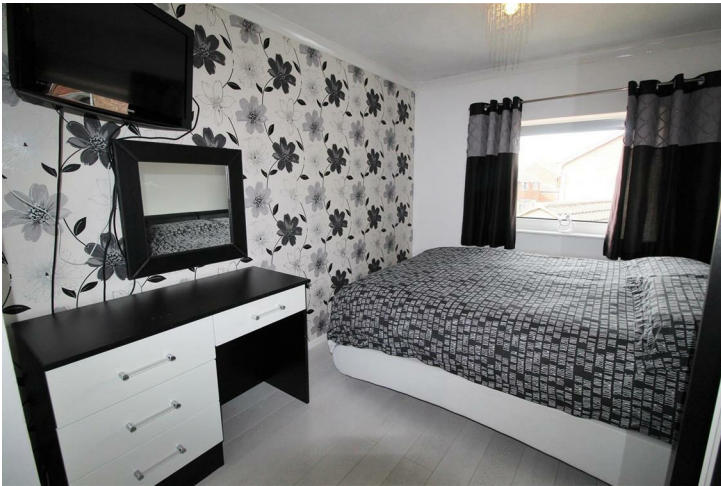
EN-SUITE 8'11" max x 5'6" max

This contemporary en-suite is fitted with a three piece white suite including a walk in shower cubicle with power shower over, vanity hand wash basin and low level W.C. A rear facing obscure glazed window floods the room with light, there is laminate flooring and a door leads back to the bedroom.



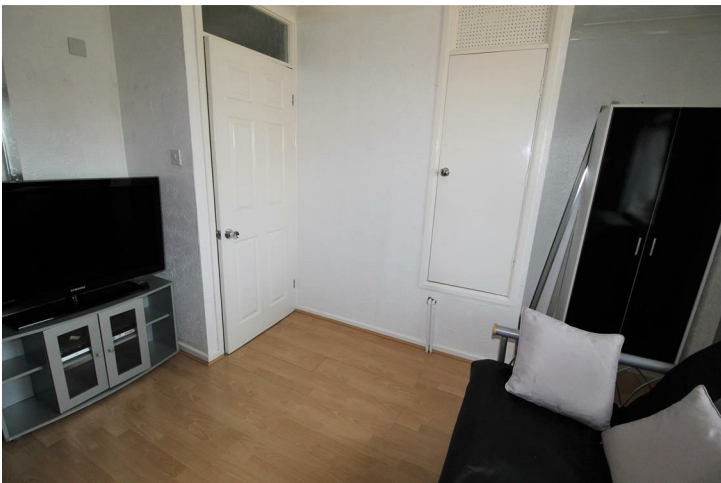
BEDROOM TWO 14'1" max x 9'0" max

Another brilliant double bedroom which has copious amounts of space for bedroom items and also benefits from a bank of fitted mirrored wardrobes to one side. There is laminate flooring and a front facing window overlooks the peaceful cul-de-sac. A door leads to the landing.



BEDROOM THREE 11'8" max x 11'7" max

This charming double bedroom could alternatively make a great home office, child's room or hobby room and has a great amount of space for furniture. There is a front facing window, laminate flooring and a useful over-stairs cupboard providing extra storage space. A door leads to the landing.



HOUSE BATHROOM 5'2" max x 8'11" max

Fitted with a three piece white suite including a bath with shower over, pedestal hand wash basin and low level W.C. The room is partially tiled with attractive white wall tiles and there is complimentary vinyl flooring. A door leads to the landing.

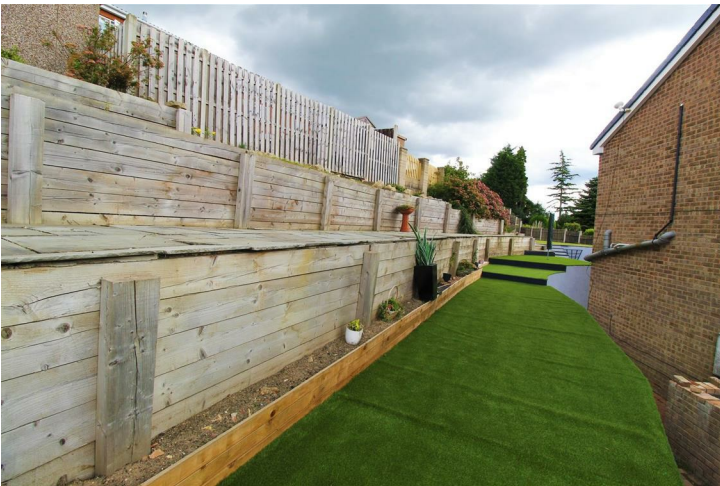


REAR GARDEN

The property sits on a spectacular corner plot which has extensive gardens to the front, side and rear.

To the rear of the property there is a stunning raised seating area and Indian stone patio adjoining the property allowing for al fresco dining and entertaining friends and family. Steps lead up to a large lawned area followed by a pebbled area and well stocked rockery/flowerbed. The garden then wraps around to the side where there is a further Indian stone patio / walkway with far reaching views, artificial lawn and mature shrubs and plants.





FRONT, GARAGE AND PARKING

To the front of the property there is a lovely lawned garden and a path which leads up to the front door.

A spacious L shaped double garage has parking for two cars and to one side there is room for outdoor items and a workshop space which has a drainage system, plumbing for a washing machine and a door out to the side garden. The garage also has a roller door, power, light and measures 35'1" max x 16'9" max.

An off road parking space sits in front of the garage.



AGENTS 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.

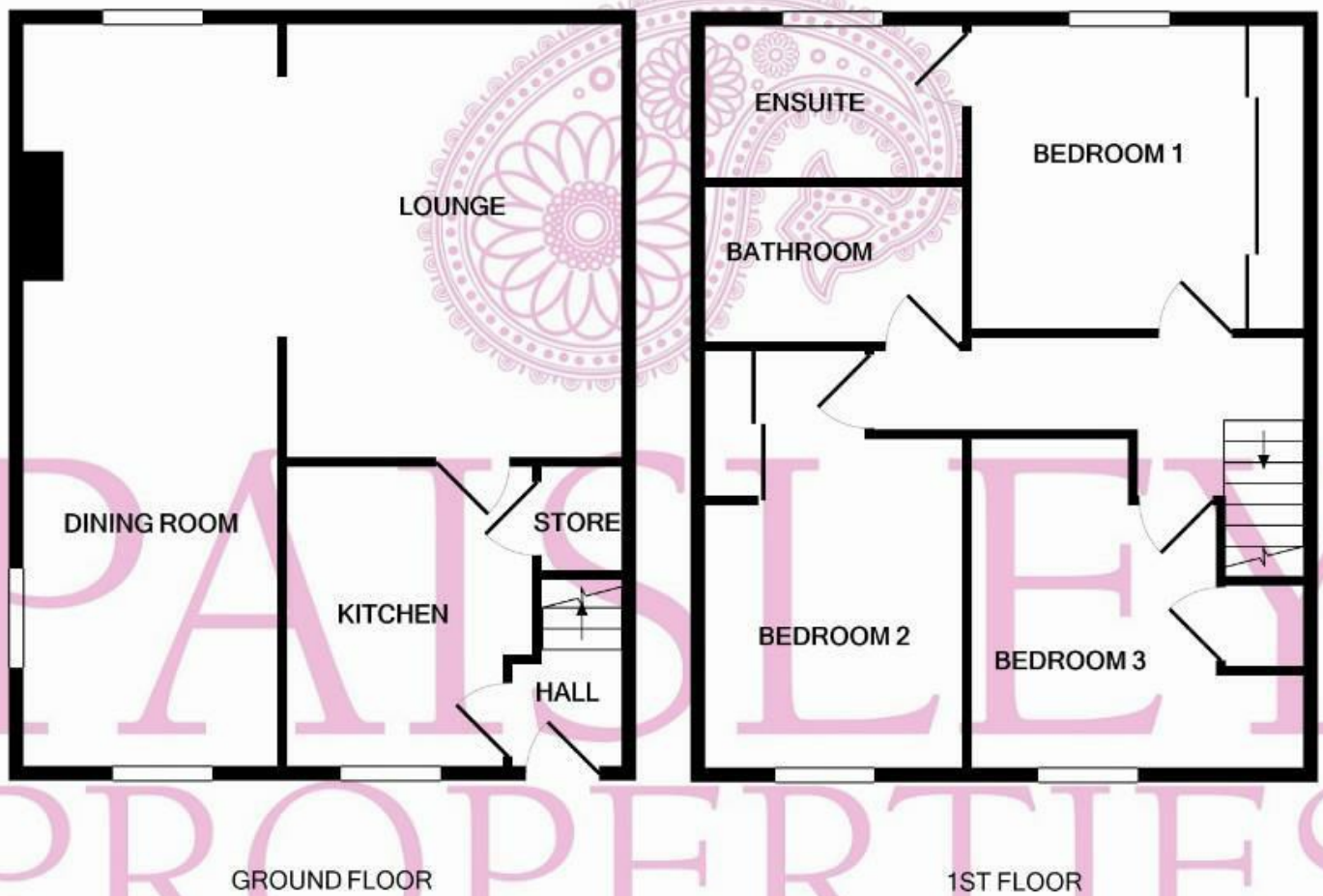
PAISLEY PROPERTIES

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.

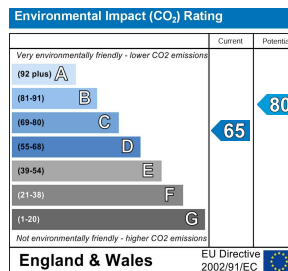
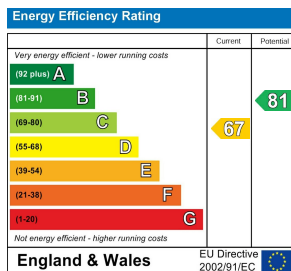
PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



Measurements are approximate. Not to scale. Illustrative purposes only
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