

44 Longley Street,  
Barugh Green S75 1LA

OFFERS IN THE REGION OF  
£140,000



RECENTLY DECORATED, THIS TWO BEDROOM END TERRACE PROPERTY IS READY TO MOVE INTO AND INCLUDES A MAGNIFICENT, RECENTLY LANDSCAPED GARDEN. THERE IS A KITCHEN DINER WITH INTERGATED OVEN HOB AND EXTRACTOR AND A MODERN, NEUTRAL BATHROOM. THERE ARE PROFESSIONALLY FITTED SHUTTERS TO ALL MAIN WINDOWS AND THE GARDEN AREA ALSO INCLUDES A GOOD SIZE SHED AND THERE IS SIDE ACCESS VIA THE PRIVATE GINNEL.  
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES



### **LOUNGE 12'11" x 10'2"**

Entrance is via a Upvc front door with double glazed window into this well presented and cosy lounge area having Upvc double glazed window to the front with shutters, double radiator, carpet flooring and is open to the kitchen diner.



### **KITCHEN DINING AREA 13'5" x 9'3"**

Located at the rear of the property is this excellent size and modern kitchen diner having a range of wall and base units with a black and cream gloss finish, complimentary wood effect work tops with inset stainless steel sink having swan neck mixer tap, integrated oven, ceramic hob and matching extractor hood, plumbing for washing machine, space for fridge freezer, Upvc double glazed window to the rear with fitted shutters and looking out to the garden. There is space for a dining table, wood laminate flooring, pendant lighting and a cupboard with power and light which previously gave access to the cellar and has now been boarded over. There is an opening to the lounge and an external Upvc door to the garden.



### **LANDING**

Stairs from the lounge give access to the carpeted first floor landing having a loft hatch and doors to all first floor rooms.

### **BEDROOM ONE 12'11" x 8'8"**

This good size double bedroom is located at the rear and gives pleasant views over the rear garden through the Upvc double glazed window which in turn has fitted shutters. There is carpet flooring, a single radiator, space for freestanding bedroom furniture, pendant lighting and a cupboard for storage which also houses the boiler. An internal door leads to the landing.





### **BEDROOM TWO 10'4" x 8'10"**

Situated at the front of the property, this second double bedroom has carpet flooring, a built in cupboard, shelving to the chimney breast recess areas, single radiator, carpet flooring, pendant lighting and Upvc double glazed window to the front with fitted shutters. A door leads to the landing.



### **BATHROOM 9'11" x 4'7"**

Located at the rear of the property, this neutral bathroom has a white 3 piece suite consisting of a pedestal wash basin, with mixer tap, panel bath with mixer tap and shower attachment and a low level WC with twin flush. There is white tiling to splash areas having a chrome border and tiled flooring. There is a Upvc double glazed window to the rear having obscure glass and fitted shutters and the room is finished by having a white towel radiator. An internal door leads back to the landing.



## **EXTERNALLY**

Parking to the front is unofficially on the extremely wide path and there is gated, private side access through the ginnel to the superb rear garden, which has been lovingly landscaped by the current owner to include pebble and patio areas, wildlife pond and York stone path leading the the lawn which has flower bed borders and leads in turn to the top patio area which is where the garden shed sits.

### **~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley A

PROPERTY CONSTRUCTION: Brick

PARKING: Street

### UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains gas

\*Broadband & Mobile - Ultrafast broadband available, check mobile with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: Right of way to the old coal bunkers and private ginnel access

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

### **~ 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 ~**

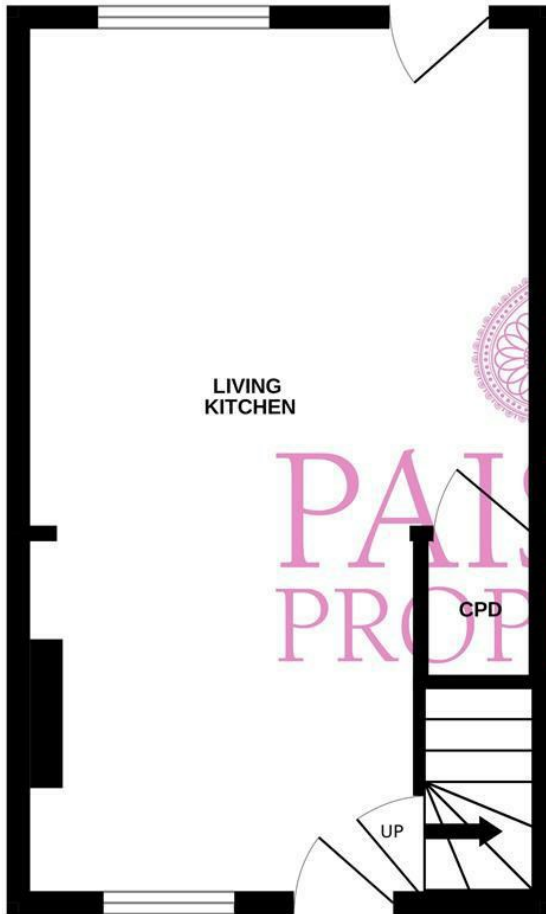
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

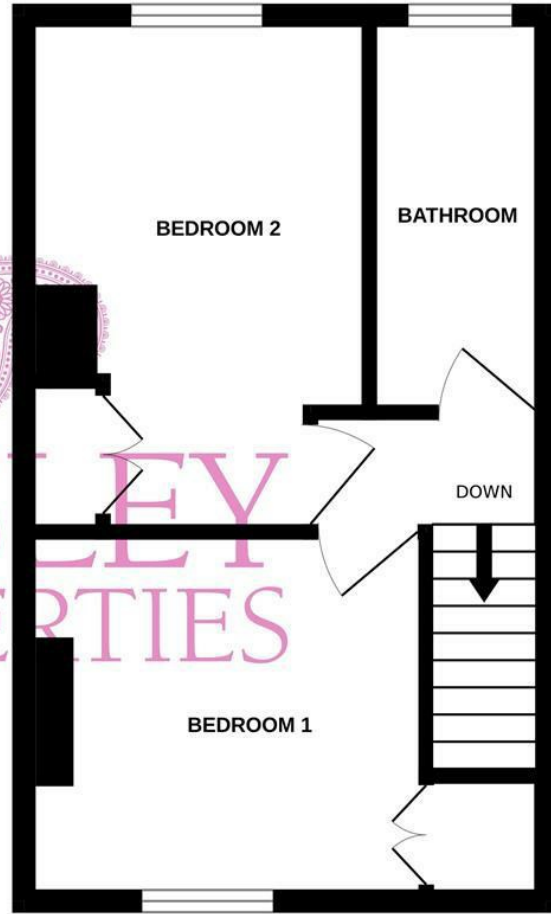
### **~ Paisley Surveyors ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

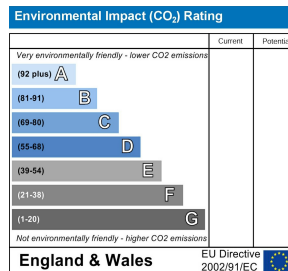
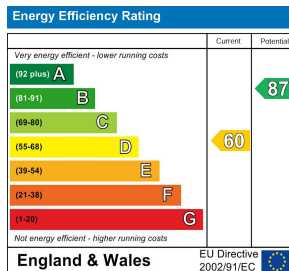
GROUND FLOOR



1ST FLOOR



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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