

9 Lane Head Rise,  
Staincross S75 6NQ

OFFERS AROUND  
£200,000



LOCATED IN THE POPULAR AREA OF STAINCROSS IS THIS WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WHICH HAS A MODERN FIXTURES AND FITTINGS, OFF ROAD PARKING AND GARDENS TO THE FRONT AND REAR.

EPC: C

PAISLEY  
PROPERTIES

## ENTRANCE HALL

You enter the property through a part glazed uPVC door into the entrance hall which has plenty of space to remove and store coats and shoes. There is laminate flooring, a door to the lounge and a staircase which ascends to the first floor landing.

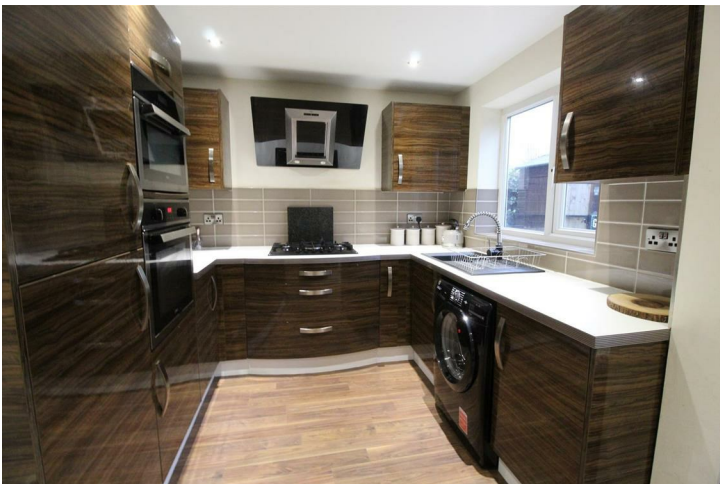
## LOUNGE

This impressive lounge is decorated in neutral tones and has a large front facing window which fills the room with natural light. A recess within in the existing chimney breast, which has power and TV area, creates a lovely focal point for the room. There is ample space for freestanding furniture, and laminate flooring completes the room. Doors lead to the entrance hall and dining kitchen.



## DINING KITCHEN

This modern dining kitchen is fitted with a range of wood effect wall and base units, contrasting laminate work surfaces, attractive tiled splash backs and a quartz sink and drainer with mixer tap over. Integrated appliances include an electric oven, microwave oven, five ring gas hob with modern extractor fan, and there is space and plumbing for a freestanding washing machine and fridge freezer. A rear facing window provides lovely views over the garden, there is laminate flooring and spot lights to the ceiling. The room is open to the dining area which has plenty of space for a dining table and chairs and benefits from patio doors opening onto the rear patio. A door leads to the lounge.





## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has loft access. Doors lead to the three bedrooms and house bathroom.

## BEDROOM ONE

This spacious double bedroom benefits from a bank of fitted wardrobes to one wall and has plenty of space for further free-standing bedroom furniture. The room is neutrally decorated, there is a rear facing window overlooking the large garden. A door leads to the landing.



## BEDROOM TWO

Another excellent double bedroom which is bursting with natural light courtesy of the large front facing window which has far reaching views over neighbouring countryside. There is an abundance of space for bedroom furniture. A door leads to the landing.



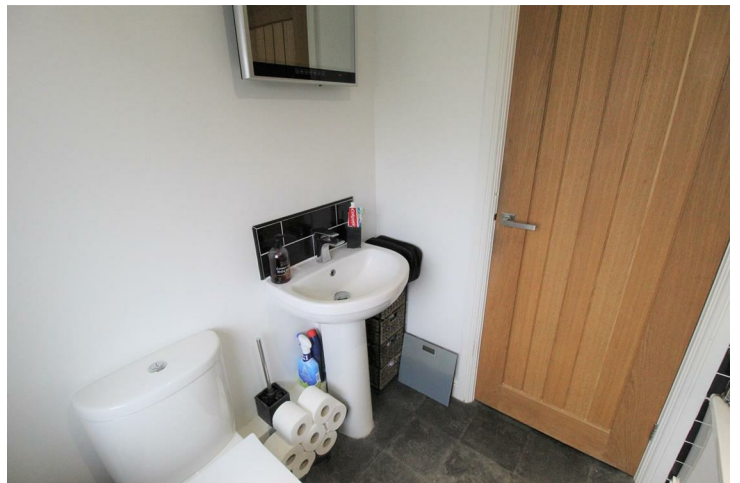
### **BEDROOM THREE**

This charming room is currently used by the owners as a dressing room, with banks of wardrobes to each side. This room would alternatively make a great child's bedroom or home office. A front facing window floods the room with natural light. A door leads to the landing.



### **BATHROOM**

This contemporary house bathroom is fitted with a white three piece suite including a bath with hot and cold tap and shower attachment, pedestal hand wash basin and low level W.C. The room is partially tiled with neutral wall tiles and there is complimentary tiled flooring. A rear facing obscure glazed window floods the room with light. A door leads to the landing.



## FRONT, GARDEN AND PARKING

To the front there is a lawned garden and a driveway provides off road parking for multiple vehicles and leads to a covered car port.



## REAR GARDEN

To the rear of the property there is a fantastic, enclosed garden which is made up of multiple tiers. Adjoining the dining kitchen there is a patio area which is ideal for al fresco dining. Steps ascend to large lawn which is also superb for toys and/or patio furniture. A few more steps then lead you to the top patio area which has lovely far reaching views.



**~ 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.

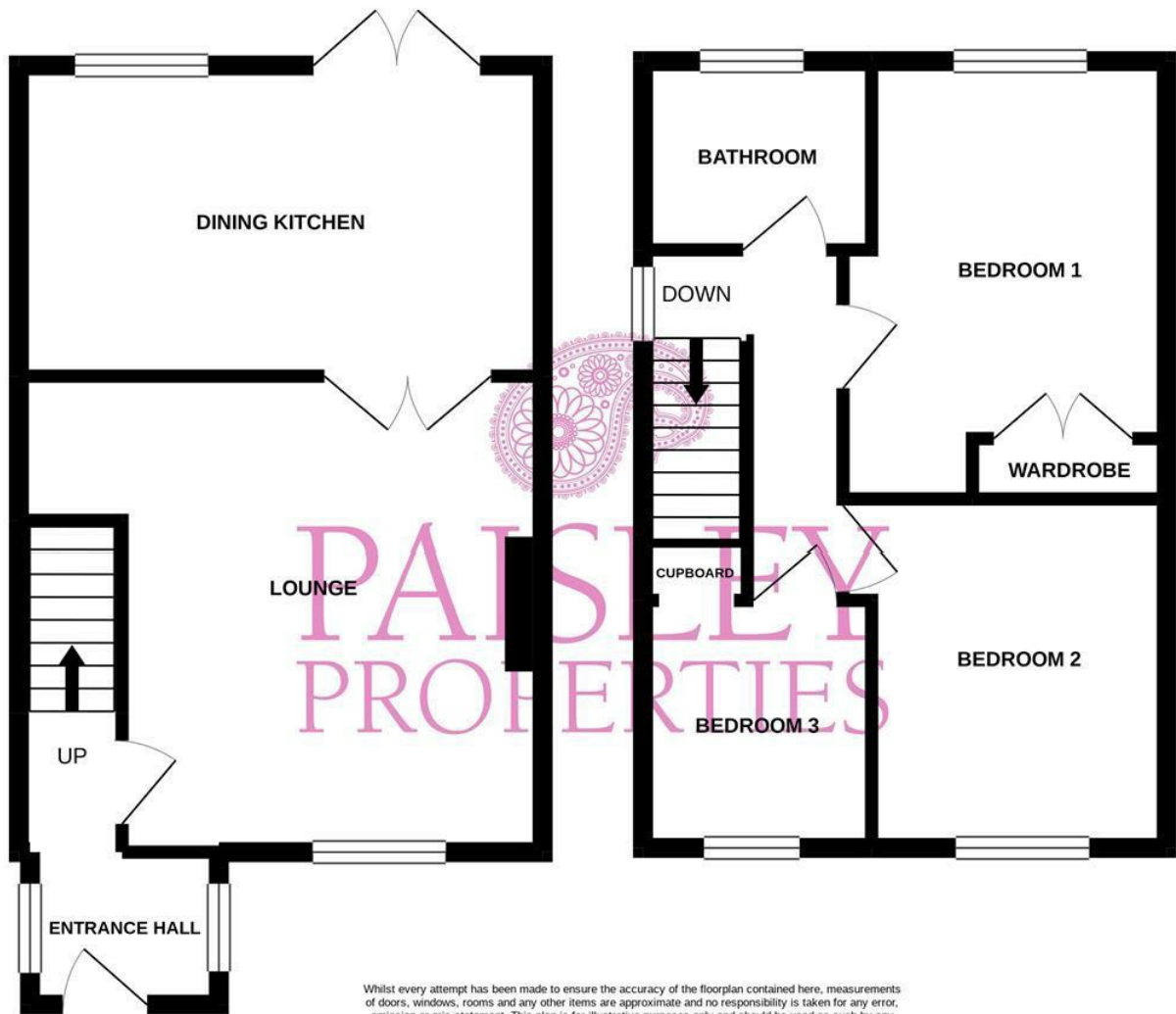
**~ Paisley Mortgages ~**

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.

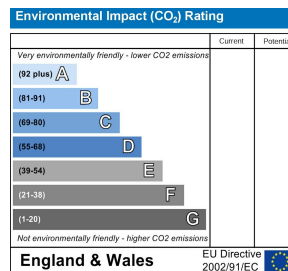
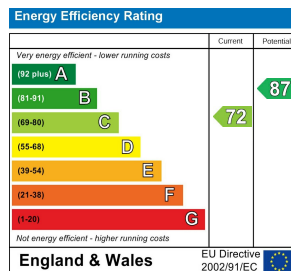
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

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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