

2 Fulford Close,
Darton S75 5PY

OFFERS IN THE REGION OF
£325,000



****NO ONWARD CHAIN**** SIMPLY BURSTING WITH POTENTIAL, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW HAS BEEN LOVINGLY CARED FOR OVER THE YEARS AND IS NOW READY FOR A PROGRAMME OF MODERNISATION. SITTING ON AN EXCEPTIONAL PLOT WITH DOUBLE GARAGE AND BENEFITS FROM A DRIVEWAY FOR MULTIPLE VEHICLES PLUS EASILY MAINTAINED GARDEN, IN A CUL DE SAC. CLOSE TO AMENITIES

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

HALL 13'4" x 2'9" widening to 4'3"

You enter the property through a uPVC double glazed front door with natural light brought in via the leaded effect panel in the door, side double glazed panel in addition to the stained glass window to the front. This well presented, long hallway has carpet flooring underfoot, single radiator, decorative coving, two ceiling lights with ceiling roses and cloaks cupboard. Internal doors give access to the kitchen, cloaks WC and lounge.



CLOAKS WC 6'6" x 3'5"



This extremely useful, ground floor cloaks has a two piece suite in cream consisting of a vanity wash basin with mixer tap and storage under and low level WC. Natural light comes from the double glazed window to the side with obscure glass, there is a wall mounted radiator, carpet flooring and ceiling lighting. An internal door leads to the hallway.

KITCHEN 9'10" x 8'2"



Situated at the front of the property with a leaded effect double glazed window bathing the room with natural light, there is a range of cream wall and base units, complimentary rolled edged work tops with inset one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances come in the form of a four ring gas hob with stainless steel extractor hood over and electric oven. There is space for a fridge, plumbing for an automatic washing machine, laminate tiled flooring and low energy strip lighting to the ceiling. There is a wall mounted radiator, the boiler is located in this room and an internal door leads to the hallway.

BEDROOM ONE 12'9" x 8'6"

First of three well proportioned bedrooms, located at the front of the property and most recently used as a dining room, this double sized bedroom has a double glazed leaded effect bay window to the front, carpet flooring, wall mounted radiator and pendant ceiling lighting. There is sufficient space for free standing furniture and an internal door leads to the hallway.



LOUNGE DINER 19'10" x 12'4"

Located at the rear of the property, this generous lounge diner has patio doors leading to the rear garden, carpet flooring, a gas fire with marble base and wood surround, decorative coving to the ceiling, two wall mounted radiators and double glazed window to the rear. There are two pendant lights both with ceiling roses and internal doors lead to the hallway and inner lobby.



INNER LOBBY 6'0" x 4'8" max to rear of cupboard

This enclosed, inner lobby has a storage cupboard, carpet flooring and gives hatch access to the sizeable loft space. There are internal doors to the two remaining bedrooms, bathroom and lounge.



BEDROOM TWO 11'4" max x 9'4" max

This delightful double bedroom is located to the front of the property and has a double glazed window bringing in plenty of natural light. There is an excellent range of fitted wardrobes having a triples plus overhead and bedside storage, carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the inner lobby.



BEDROOM THREE 9'7" x 9'3" max to rear of robes

This third good size bedroom is located to the rear of the property and has a double glazed window giving views of the garden. There is a fitted wardrobe having sliding mirror doors, carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the inner lobby.



SHOWER ROOM 7'4" x 6'2"

This lovely modern shower room has a three piece suite consisting of a double shower enclosure with thermostatic shower and glass screen, vanity wash unit with storage and incorporating the close coupled WC. The walls are tiled to full height, there is a chrome towel radiator and low maintenance ceiling with inset spotlights. There is tiled flooring with underfloor heating, a double glazed window to the rear having obscure glass and shaver socket. An internal door leads to the inner lobby.



DOUBLE GARAGE AND DRIVEWAY 17'3" x 17'0"

The long driveway passes a lawned area with mature plants and firs leading to the particularly spacious parking area and outstanding detached double garage having power and light plus, being detached, it has it's own roof giving extra potential to convert and gives extra storage. There is an outside tap and gated access to the rear of the property.



GARDENS

Delightful rear garden with patio and flat lawn area with established plants and shrubs plus access to power.



~ 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 D

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Double garage and driveway for numerous cars

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.

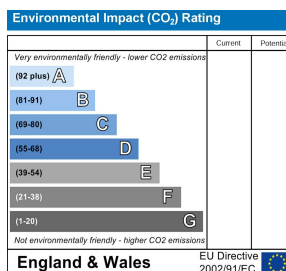
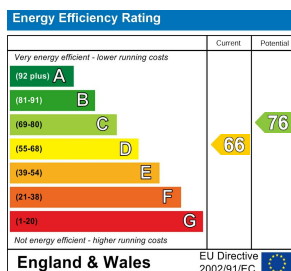
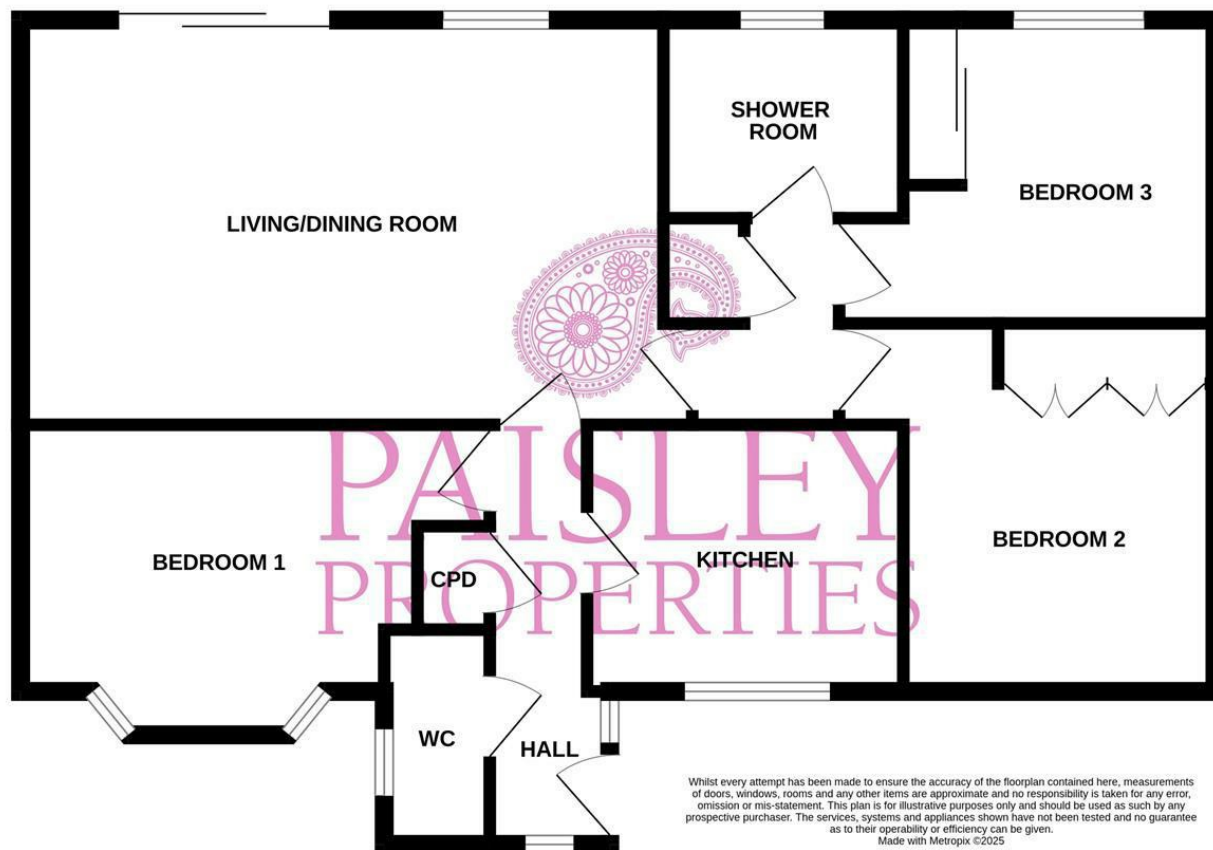
~ Paisley Mortgages ~

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.



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