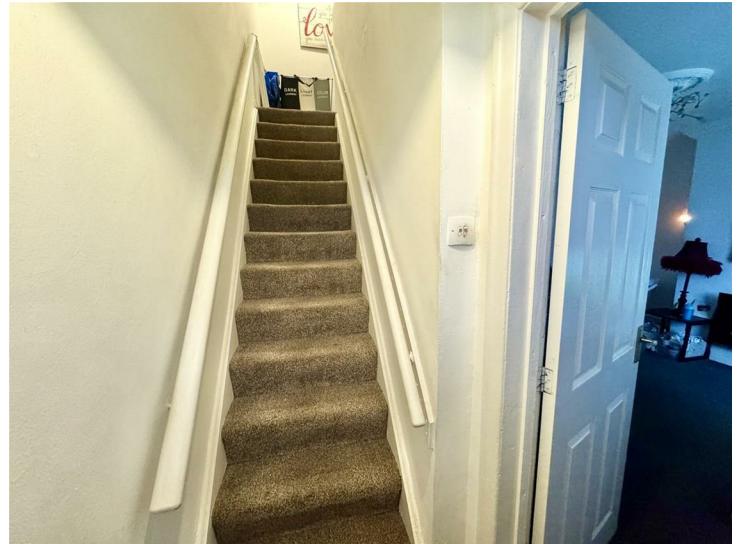




THIS LOVELY, THREE DOUBLE BEDROOM TERRACE HAS BEEN REFURBISHED AND INCLUDES TWO RECEPTIONS AND DELIGHTFUL GARDEN SPACE. SITTING IN THE POPULAR VILLAGE OF STAINCROSS AND PROVIDING EXCELLENT ACCESS TO LOCAL AMENITIES, THE PROPERTY SHOULD BE VIEWED IMMEDIATELY TO AVOID DISAPPOINTMENT

EPC - C TENURE - FREEHOLD COUNCIL TAX BAND - A

LOBBY



You enter the property via a composite front door into the useful lobby that draws natural light via the double glazed panel in the door and above. There is space to remove coats and shoes, carpet flooring, a wall mounted radiator and stairs that lead to the first floor. An internal door leads to the lounge.

LOUNGE 13'2" max into rec ess x 12'8"



Well proportioned living room with the focal point being the wall mounted, modern electric fire. Natural light bathes the room from the double glazed window to the front, there is carpet flooring, a wall mounted radiator, ceiling lights, decorative coving and ceiling rose. There are vertical blinds fitted to the window and internal doors lead to the lobby and dining room.

DINING ROOM 10'3" x 8'6"



Useful second reception room, currently used as a formal dining space but also having other potential uses, either as a study space or to be opened up to make a kitchen diner. The two double glazed windows to the rear brings in natural light, there is carpet flooring, a wall mounted radiator, ceiling spotlights and an understairs cupboard. Internal doors lead to the kitchen and lounge.

KITCHEN 10'3" max x 7'8"



Refurbished by the current owners, this modern kitchen has a good range of wall and base units with a matt grey finish, complimentary rolled worktops, tiled splashbacks and circular stainless steel sink and drainer with mixer tap. There is a gas cooker, space for an upright fridge freezer and plumbing for a washing machine. Vinyl flooring runs underfoot, natural light is drawn in from the double glazed window to the rear, there is a black ladder radiator and useful pantry cupboard. A Upvc door leads to the rear outside space and an internal door to the dining room.

LANDING



Stairs ascend from the lobby to the first floor landing which has carpet flooring and gives access to the loft space via a hatch. Internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 11'0" x 10'6" max into recess



First and larger double of the three bedrooms, this room is bathed in natural light drawn from the double glazed window to the front. There is plenty of space for freestanding bedroom furniture in addition to the built in cupboard, there is carpet flooring, a wall mounted radiator and coving to the ceiling. An internal door leads to the landing.

BEDROOM TWO 11'7" x 8'5"

Second double bedroom, this time located at the rear with the double glazed window giving a view of the garden. There is plenty of space for freestanding bedroom furniture, there is carpet flooring and a wall mounted radiator. An internal door leads to the landing.

BEDROOM THREE 8'5" x 7'10"

Third well proportioned bedroom, again located at the rear and giving views of the garden through the double glazed window which also brings in plenty of natural light. There is room for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and an internal door leads to the landing.

BATHROOM 5'9" x 4'10"



Having a modern three-piece suite in white consisting of a panelled bath with chrome effect mixer tap and shower attachment with curved shower screen, vanity unit with hand wash basin and chrome effect mixer tap, push button WC, full height tiling to the walls, tiling to the floor with sparkle effect, chrome effect heated towel rail and a front facing double glazed window. An internal door leads to the landing.

FRONT AND REAR GARDENS



To the rear of the property is an enclosed low maintenance garden area with synthetic lawn and paved patio section. The front also have a patio area with mature plants and shrubs.

~ 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 Band A

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

Right of way to the rear for houses on this part of the street

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property during the current vendor's ownership.

There are no known structural defects 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

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 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.

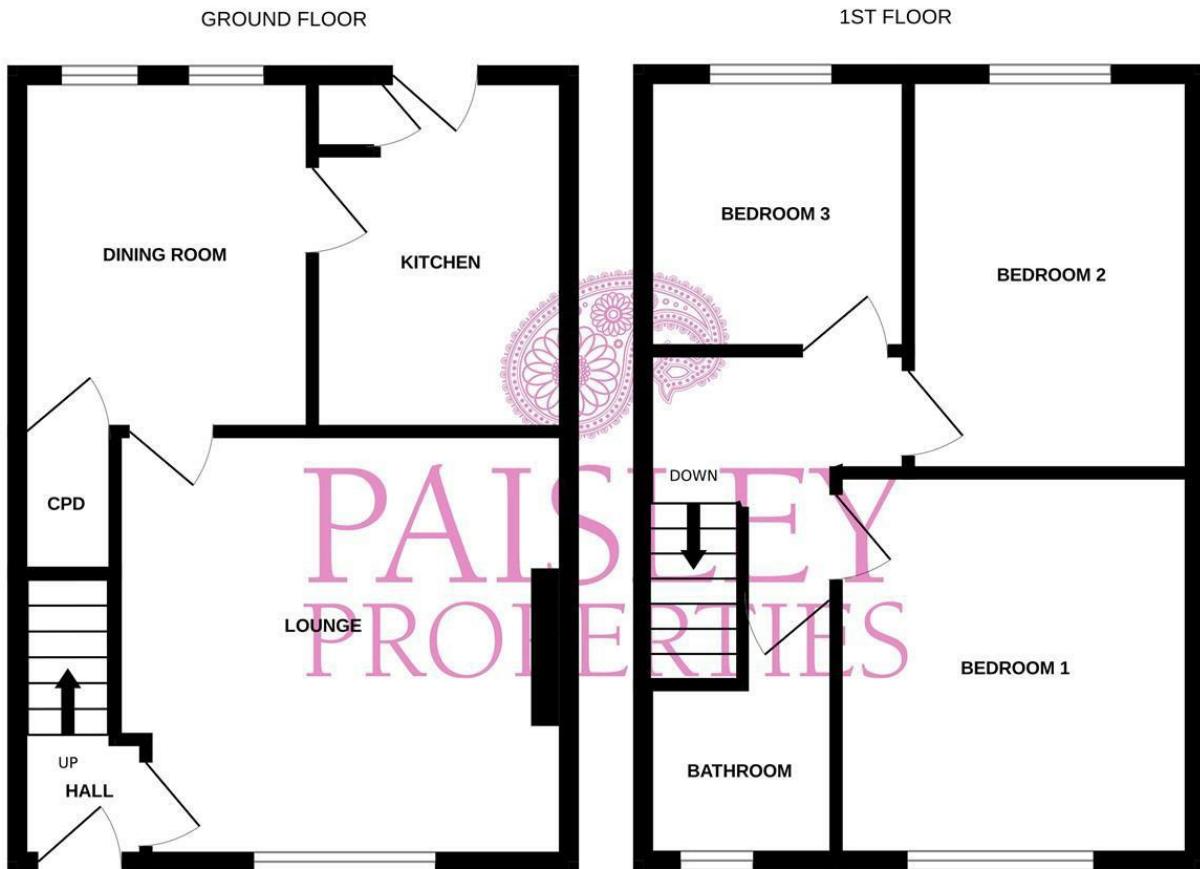
~ Paisley Mortgages ~

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.



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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

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

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PAISLEY
PROPERTIES