

5 Maythorne Close,
S75 6PF

OFFERS AROUND
£180,000



A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE SOUGHT-AFTER AREA OF STAINCROSS. BENEFITING FROM A MODERN KITCHEN/DINER, CONSERVATORY, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM. THE PROPERTY ALSO OFFERS A GENEROUS REAR GARDEN AND DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

KITCHEN 12'4" apx x 11'8" apx



You enter the property through a uPVC entrance door directly into the kitchen. Positioned to the front of the property, the kitchen is fitted with a range of cream wall and base units, complemented by wood-effect worktops and taupe tiled walls. Appliances include a one-bowl sink with drainer and mixer tap, electric oven, four-ring gas hob with extractor hood, integrated fridge freezer and washing machine. There is also space for a dining table and four chairs. Charcoal grey tile-effect vinyl flooring completes the room. A staircase rises to the first-floor landing, while a door leads through to the lounge.

LOUNGE 11'10" apx x 15'11" apx



This charming and well-presented lounge features an electric log-burner-effect fireplace with a wooden surround, creating an attractive focal point. Finished with wood-effect laminate flooring, the room provides a comfortable living space. A door provides direct access to the conservatory, while a further door leads back through to the kitchen.

CONSERVATORY 8'10" apx x 8'11" apx

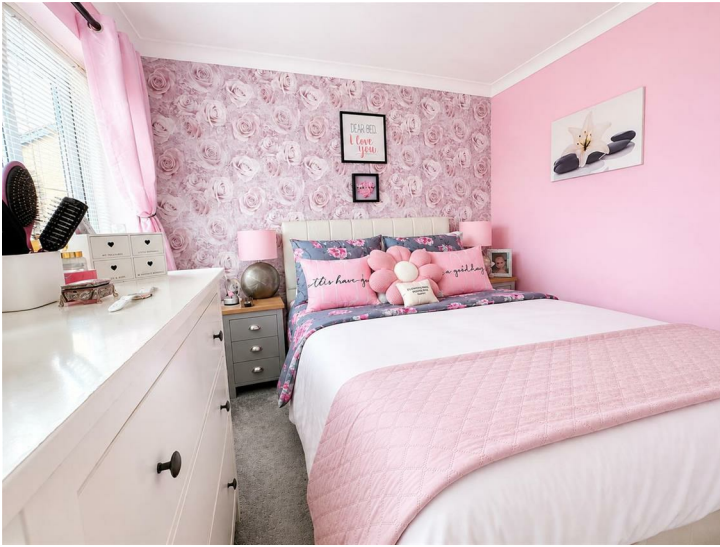


A lovely addition to the property, the conservatory is positioned to the rear and is accessed directly from the lounge. The room offers space for a range of freestanding furniture and provides a pleasant additional living area. Doors lead directly out to the rear garden.

FIRST FLOOR LANDING 5'11" apx x 6'8" apx

The first-floor landing is accessed via the staircase from the kitchen and provides access to both bedrooms and the family bathroom.

BEDROOM ONE 9'7" apx x 9'11" apx



This spacious double bedroom is positioned to the rear of the property, with two windows overlooking the garden and allowing plenty of light into the room. The bedroom benefits from fitted wardrobes, providing useful storage, while there is ample space for additional freestanding furniture. A door leads back through to the first-floor landing.

BEDROOM TWO 8'7" apx x 7'8" apx



This double bedroom is positioned to the front of the property, with a window overlooking the street. The room benefits from fitted wardrobes, providing useful storage, along with an airing cupboard offering further additional storage space. There is also room for freestanding furniture. A door leads back through to the first-floor landing.

FAMILY BATHROOM 6'10" apx x 5'6" apx



The family bathroom is fitted with a white three-piece suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low-level WC. Finished with stylish grey tiled splashbacks and charcoal grey floor tiling, the room provides a clean and practical space for everyday use. Neutral décor completes the room, while a door leads back through to the first-floor landing.

REAR GADEN



The generous rear garden offers plenty of space for relaxing and entertaining, with areas of lawn and decking providing a good choice of seating and outdoor spaces. There is also plenty of scope for those who enjoy gardening, with room for planting shrubs, flowers and other plants. A garage positioned to the side of the property provides useful additional storage and parking.

FRONT/DRIVEWAY



To the front of the property is a private driveway providing off-street parking. The front is mainly paved, making it easy to maintain, and also benefits from a small seating area.

MATERIAL INFORMATION MAPPLEWELL

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 and garage

RIGHTS AND RESTRICTIONS:

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 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

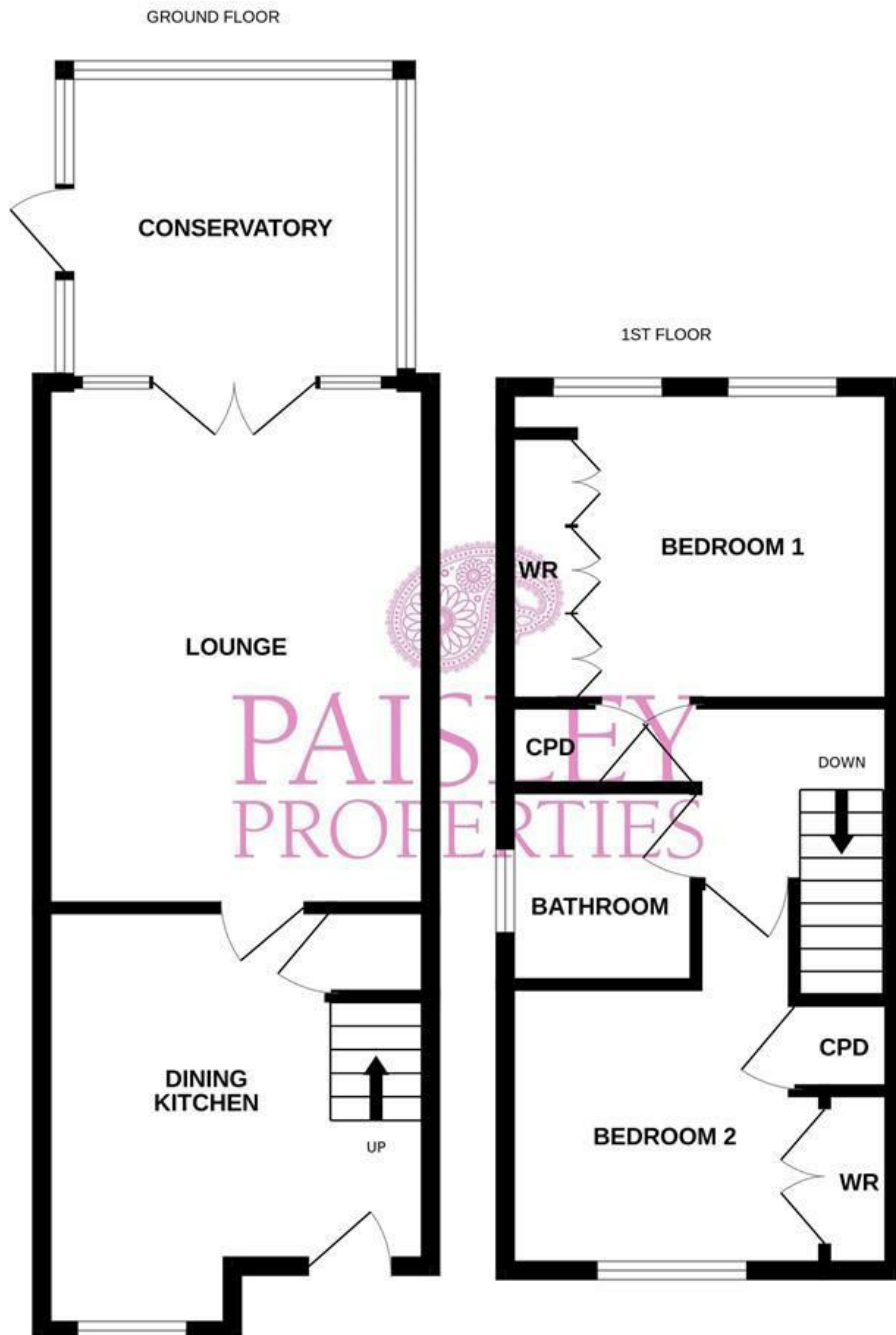
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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. *



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		68	77
		EU Directive 2002/91/EC	

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	

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