

10 Hall Grove,  
Staincross S75 6LW

PER MONTH  
£1,400 Per Month



THIS FANTASTIC REFURBISHED FOUR BEDROOM DETACHED PROPERTY BENEFITS FROM A SPACIOUS LOUNGE / DINING ROOM, TWO MODERN BATHROOMS AND KITCHEN, FOUR WELL PRESENTED BEDROOMS, SIZEABLE UTILITY ROOM AND STORE. SITTING IN A QUIET CUL DE SAC THERE IS AN ENCLOSED GARDEN TO THE REAR AND OFF ROAD PARKING PLUS GARDEN TO THE FRONT.

AVAILABLE SEPTEMBER 2026, FURNISHED OR UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £1725, ENERGY RATING D, COUNCIL TAX BAND D

PAISLEY  
PROPERTIES

## PORCH



You enter the property through a composite front door into this useful space for removing coats and shoes. There is a double glazed window letting in natural light, carpet flooring and a timber door leads to the hallway.

**HALLWAY 13'5" apx x 5'10" apx**



Attractively presented and welcoming hallway having carpet flooring, a wall mounted radiator and inset spotlights. Natural light is drawn from the double glazed panel to the side of the door, a staircase takes you to the first floor and an internal door leads to the lounge diner.

## LOUNGE DINER 23'8" apx x 11'9" max



Excellent size living room incorporating the dining area, bathed in natural light from the double glazed window to the front and glazed patio door to the rear. The focal point is the marble fireplace with decorative surround, there is carpet flooring and a wall mounted radiator. An internal door leads to the hallway.



## KITCHEN 9'7" apx x 7'6" apx



Another recently refurbished room having a good range of wall and base units with a grey finish, complimentary rolled worktop, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of a ceramic hob, eye level double oven and grill plus use of the dishwasher. Vinyl flooring runs underfloor, there are inset ceiling spotlights and natural light comes in via the double glazed window to the rear which overlooks the garden. There is a well placed pantry cupboard and doors lead to the hallway and utility room.

**UTILITY ROOM 19'6" apx x 8'4" max including wc**



Sizeable and convenient space, usable as a second entrance, utility room and store. There is a twin flush LLWC in a sectioned off area, plumbing for a washing machine and space for a dryer. Natural light comes in from the glazed door and side panel, which also leads to the garden, there is vinyl flooring and doors lead to the kitchen and storeroom.



### **STORE ROOM 16'9" apx x 8'10" apx**

Formally the original garage, this extremely useful space has lots of storage space. A double glazed window overlooks the garden and brings in natural light, there are power sockets and light.

### **LANDING**



Stairs ascend from the hallway to this split level landing, enlarged by the extension and giving potential study use. There is a double glazed window bringing in natural light, there is carpet flooring, a wall mounted radiator and two pendant lights.

### **BEDROOM ONE 13'3" apx x 9'10" apx**



First of the double bedrooms, situated at the front and with lots of natural light coming in from the double glazed window. There is a fantastic range of bedroom furniture consisting of three double wardrobes plus overhead storage, in addition to having space for freestanding furniture. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

## **BEDROOM TWO 10'10" apx x 8'9" apx**



Second of the double bedrooms, located in the extension and bathed in natural light via the double glazed windows to the front and rear. There is ample space for freestanding bedroom furniture and carpet flooring runs underfoot. There is a wall mounted radiator, pendant lighting and an internal door leads to the landing.

## **SHOWER ROOM**



Very useful addition and with it being adjacent to the second bedroom, it makes that whole area a lovely space either as a main bedroom suite, for family or for guests. Having been recently refurbished, there is a double shower area with thermostatic shower incorporating an overhead rain shower and separate house plus a glass shower screen, vanity wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to full height, inset ceiling spotlight and a chrome towel radiator. A double glazed window with obscure glass brings in the natural light, there is an extractor fan and shaver socket, useful for charging an electric toothbrush. Vinyl flooring runs underfoot and an internal door leads to the landing.

### **BEDROOM THREE 10'0" max to rear of robes x 10'2" apx**



Third of the double bedrooms and again with excellent storage having two fitted double wardrobes plus drawers and overhead storage. Located at the rear of the property, the double glazed window overlooks the garden and brings in plenty of natural light. Carpet flooring runs underfoot, there is pendant lighting and a wall mounted radiator. There is also a separate cupboard housing the boiler and access to the loft space. An internal door leads to the landing.

### **BEDROOM FOUR 8'11" apx x 8'0" apx**



Well proportioned fourth bedroom having carpet flooring, a wall mounted radiator and storage cupboard. The double glazed window to the front brings in the natural light and an internal door leads to the landing.

## BATHROOM 7'6" apx x 5'2" apx



Another beautifully refurbished room having a three piece suite in white consisting of a panel bath with mixer tap plus thermostatic shower having overhead rain shower and separate hose plus shower screen, vanity wash basin with mixer tap and low level WC. There is full height tiling to the walls matching the shower room, inset ceiling spotlights and a chrome towel radiator. Vinyl flooring runs underfoot, natural light is brought in by the double glazed window with obscure glass and there is an extractor fan. An internal door leads to the landing.

## FRONT AND PARKING



There is a lawn to the front, off road parking, path leading to the front door and gated side access to the rear.

## REAR GARDEN



Very good size space, tiered and having a combination of patio and elevated lawn.



## **LETTINGS INFORMATION MAPPLEWELL**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

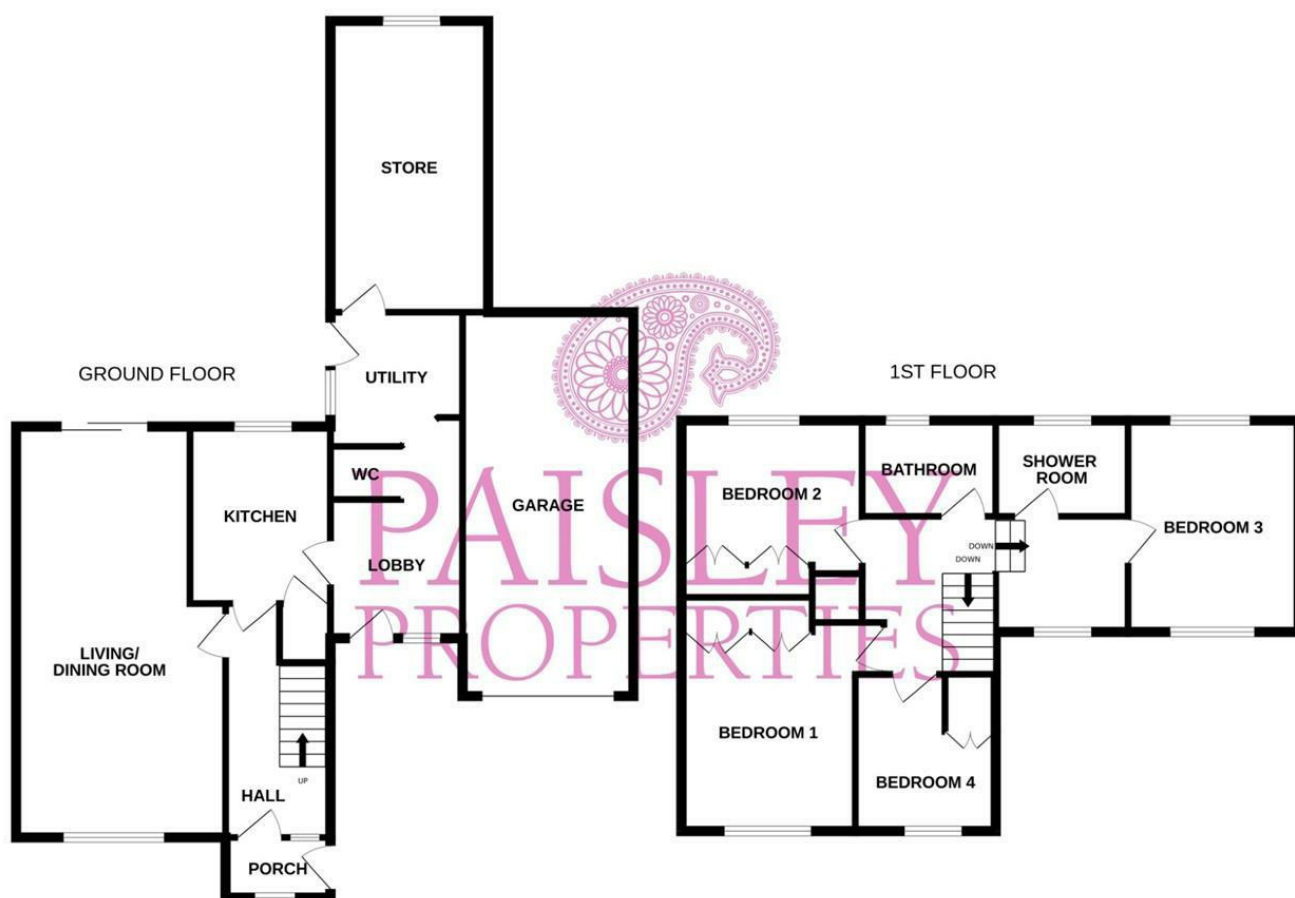
## **PAISLEY PROPERTIES MAPPLEWELL**

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.

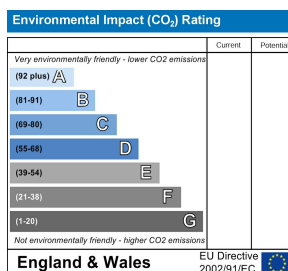
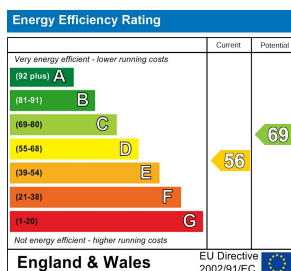
## **PAISLEY MORTGAGES MAPPLEWELL**

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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