6 Spey Close,
Mapplewell S75 6FR

OFFERS OVER
£325,000















THIS NEATLY PRESENTED THREE BEDROOM DETACHED PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION. THE PROPERTY BENEFITS FROM A REAR GARDEN, GARAGE AND PRIVATE PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'10" apx x 5'7" apx



The property is entered via a UPVC door into a good-sized entrance porch, offering ample space for freestanding furniture and coat storage. The porch also benefits from a useful storage cupboard, a downstairs WC and wood-effect tiled flooring. Internal doors lead through to the lounge.

DOWNSTAIRS W.C 6′2″ apx x 3′2″ apx



The downstairs WC is fitted with a low-level flush WC and a white hand wash basin with mixer tap, complemented by marble-effect tiling to the walls from floor to ceiling. Further features include a heated towel rail, grey wood-effect tiled flooring and an extractor fan. A door leads through to the lounge

LOUNGE 12′0″ apx x 14′9″ apx




This well-presented lounge is positioned to the front of the property, enjoying views over the street. Tastefully decorated throughout, the room offers ample space for freestanding furniture and features an electric fireplace, creating an attractive focal point, alongside grey wood-effect luxury heated tiled flooring and inset spotlights. Stairs ascend to the first-floor landing, while a door provides direct access into the kitchen.

KITCHEN 15′8″ apx x 8′2″ apx






The modern kitchen is positioned to the rear of the property, enjoying views over the rear garden. Finished with white high-gloss wall and base units, grey worktops and contrasting grey and black splashback tiles, the kitchen offers a contemporary feel. Features include a sink and drainer with mixer tap, electric oven with a four-ring gas hob above, extractor hood, and integrated fridge freezer and washing machine. There is ample space for a dining table seating up to four people. Further benefits include inset spotlights and grey wood-effect, tiled heated flooring. A door provides direct access to the rear garden, while a further door leads back into the lounge.

FIRST FLOOR LANDING 11′2″ apx x 2′10″ max

The first-floor landing provides access to all three bedrooms and the family bathroom.

BEDROOM ONE 12'9" apx x 9'3" apx




This charming, generously sized double bedroom is positioned to the rear of the property, offering ample space for freestanding furniture. The room benefits from additional built-in surround units, providing useful storage while adding character to the space. A door leads back onto the first-floor landing.

BEDROOM TWO 8'10" apx x 12'5"




Another generously sized double bedroom, positioned to the front of the property and enjoying views over the street. The room offers ample space for freestanding furniture, with a door leading back onto the first-floor landing.

BEDROOM THREE 6'3" apx x 2'0" apx



The bright and airy third bedroom is positioned to the front of the property and offers space for a single bed and freestanding furniture, making it ideal for a child's bedroom, guest room or home office. A door leads back onto the first-floor landing.

FAMILY BATHROOM 5'6" apx x 3'8" apx



The family bathroom is positioned to the rear of the property and benefits from a frosted window, allowing natural light while maintaining privacy. The contemporary suite comprises a white wash basin with useful under-sink storage and a white low-level flush WC. A spacious double shower features both a handheld shower and a rainfall shower head. Further benefits include full-height grey wall tiling, grey wood-effect tiled flooring, a heated towel rail and inset spotlights. A door leads back onto the first-floor landing.

REAR GARDEN






The enclosed rear garden is a lovely outdoor space, featuring a combination of lawn and flagged areas, with ample room for a seating area, making it ideal for relaxing and hosting barbecues. A charming little pond is tucked away in the corner of the garden, adding further character. The property also benefits from triple-glazed windows and doors, fitted approximately four years ago. For added peace of mind, CCTV is installed around both the front and rear of the property.

FRONT/ DRIVEWAY



The property boasts an attractive front aspect, complemented by a private flagged driveway offering ample space for multiple vehicles. Further benefits include a garage with an electrically operated door and a newly fitted rear door to the garage.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There are solar photovoltaic (PV) panels. This is a Grid-tied system: These feed power directly into your home during the day and send any excess back to the electrical grid. These are leased and have 7 years to run, at which point they are owned

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Private driveway and garage

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
NONE

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:

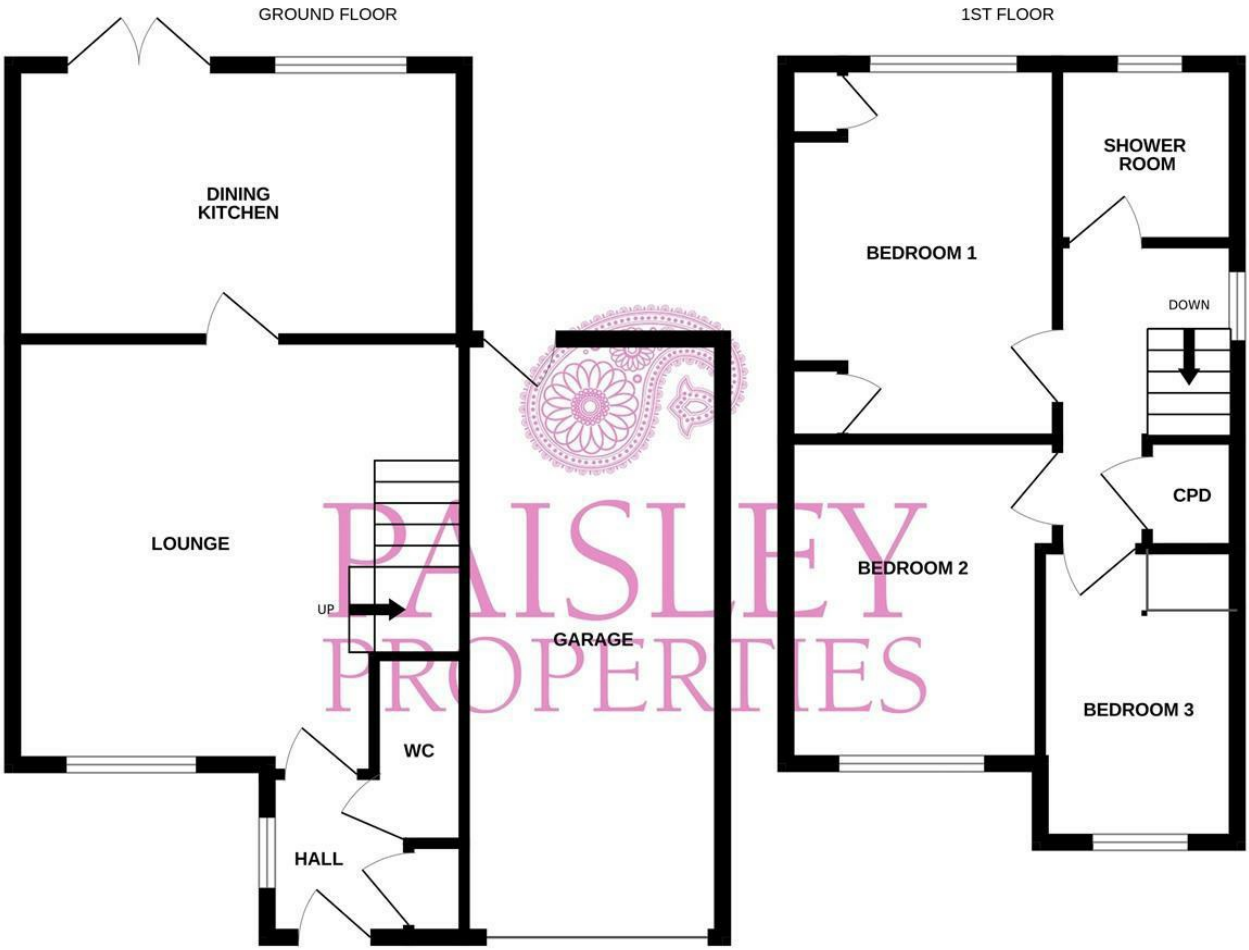
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

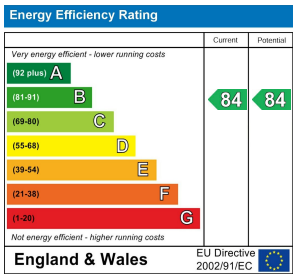
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

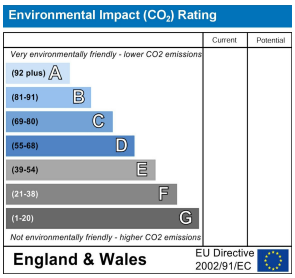
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check 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.



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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