

115 Redbrook Road,  
Gawber S75 2RG

OFFERS IN THE REGION OF  
£200,000



READY TO MOVE INTO, THIS ATTRACTIVELY PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITS FROM GOOD SIZE LIVING ACCOMMODATION AND EXCELLENT ACCESS TO LOCAL AMENITIES. IT BOASTS UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LOVELY GARDENS TO FRONT AND REAR AND CONSERVATORY. THE PROPERTY IS READY TO MOVE INTO AND AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING D

PAISLEY  
PROPERTIES

### **HALLWAY 11'2" x 6'10"**

You enter the property through a composite front door into this lovely welcoming hallway and giving a first glimpse of the attractive presentation this home has to offer. There is plenty of natural light brought in by the double glazing panel above the door, which also has a leaded effect panel. There is carpet flooring, a single radiator and dado rail. A quarter turn staircase leads to the first floor, which has a double glazed window to the side at the base and door leading to the WC. An internal door leads to the kitchen.



### **GROUND FLOOR WC 4'5" x 3'0"**

A convenient ground floor WC, consisting of a twin flush low level WC with laminate flooring underfoot, a wall mounted single radiator and double glazed window to the side with obscure glass. An internal door leads to the base step of the stairs.



### **BREAKFAST KITCHEN 18'11" x 6'10" plus extension**

Located at the rear of the property, this stylish modern kitchen has been extended and has a great range of wall and base units with a white gloss finish, complimentary worktops, matching splashbacks and composite sink with mixer tap. Integral appliances come in the form of an electric double oven, induction hob with square stainless steel extractor hood over, larder fridge with freezer box and washing machine. There is space for a breakfast table and chairs, natural light floods in via the double glazed window to the rear, vinyl flooring, wall mounted single radiator and door leads to the rear garden. There is also a pantry cupboard which has storage space, houses the boiler and has a double glazed window to the side with obscure glass. An internal door leads to the hallway and a sliding door leads to the dining room.



### **DINING ROOM 12'1" x 11'2"**

Handily located off the kitchen at the rear of the property with plenty of natural light brought in via the double glazed window to the rear which also overlooks the garden. There is carpet flooring, a wall mounted single radiator and dado rail. There is a large opening to the lounge and a sliding door leads to the kitchen.



**LOUNGE 13'3" into bay x 10'10"**

Forming the second part of this impressive reception space, this room has a double glazed bay window with the focal point being the gas fire set on a marble base with marble backing and decorative surround. There is carpet flooring, a wall mounted double radiator, coving to the ceiling and dado rail.



**LANDING 9'8" to rear of cupboard x 6'0"**

Stairs ascend from the hallway to the first floor landing with natural light brought in via the double glazed window to the side having obscure glass and having a useful storage cupboard. There is carpet flooring, dado rail and coving to the ceiling. There is a loft hatch and internal doors lead to the bedrooms and house bathroom.



### **BEDROOM ONE 12'1" x 11'10"**

Good size main bedroom, situated at the rear of the property with the double glazed window giving the room natural light and overlooking the garden. There is plenty of space for freestanding bedroom furniture, there is carpet flooring, a wall mounted single radiator, dado rail and coving to the ceiling. An internal door leads to the landing.



### **BEDROOM TWO 11'1" x 10'11"**

Well proportioned second double bedroom, this time situated at the front of the property with the double glazed window giving the room natural light. There is plenty of space for freestanding bedroom furniture, there is carpet flooring, a wall mounted single radiator, dado rail and coving to the ceiling. An internal door leads to the landing.



**BEDROOM THREE 7'1" x 6'11"**

Single third bedroom, situated at the front of the property with a double glazed window bringing in natural light, carpet flooring underfloor, coving to the ceiling and a wall mounted single radiator. An internal door leads to the landing.



**BATHROOM 6'1" x 5'10"**

Modern house bathroom having a three piece suite in white consisting of a panel bath with mixer tap, thermostatic shower over and bi fold screen, a twin flush low level WC. There is attractive tiling on the walls to full height, a chrome ladder towel radiator and laminate tiled floor. There is a frosted double glazed window letting in natural light and an internal door leads to the landing.



### **GARAGE 14'7" x 9'0"**

Rebuilt by the current owners, there is power and light with an up and over door.



### **GARDENS**

Gorgeous manicured gardens to front and rear, with the front having a lawn with mature flower bed border with a shared driveway giving access round the side to the garage and gated access to the rear garden which consists of patio areas, a lawn, large shed and also having 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 B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage

RIGHTS AND RESTRICTIONS:

Shared driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been an extension to the kitchen.

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 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.

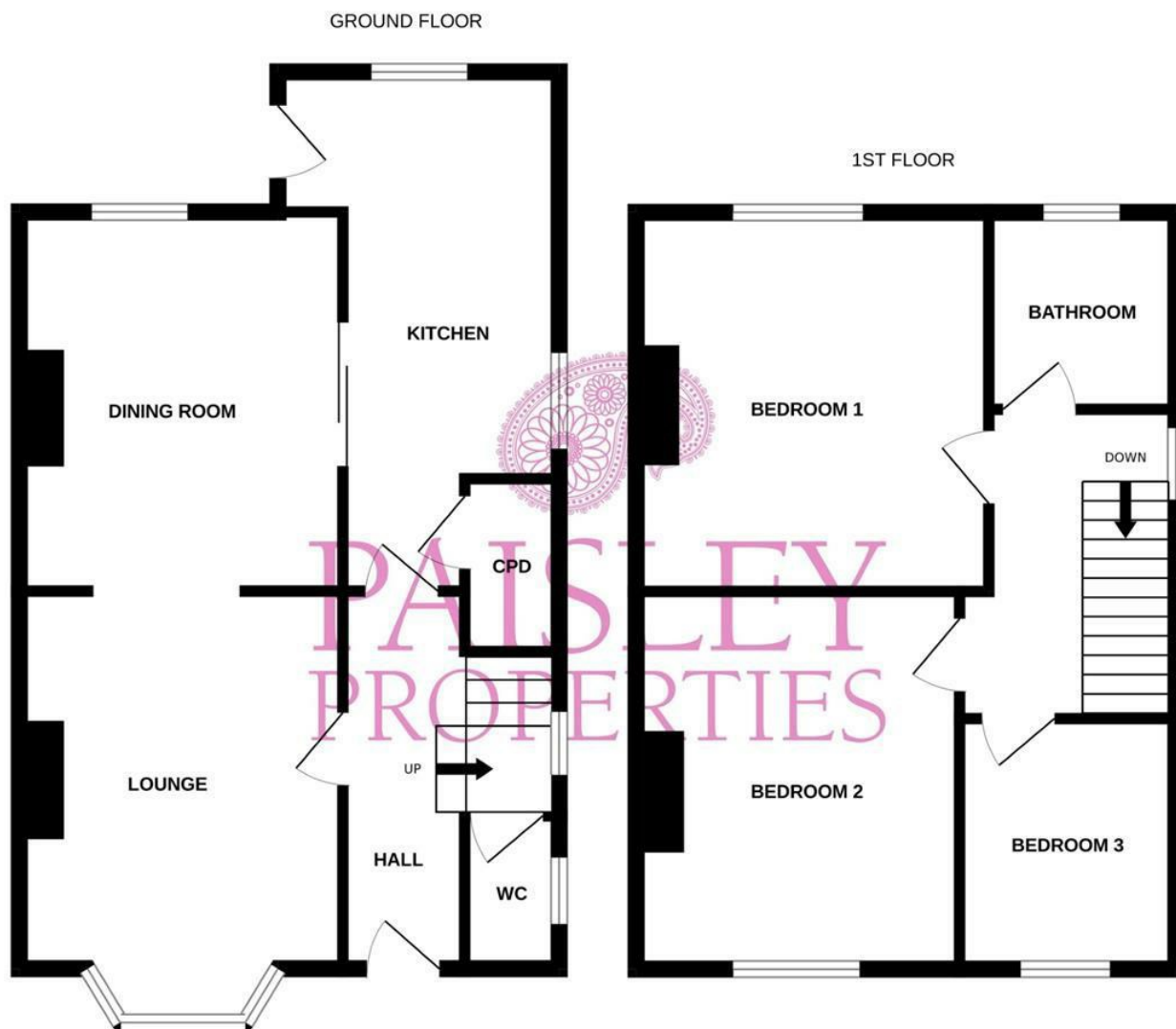
**~ Paisley Properties ~**

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.

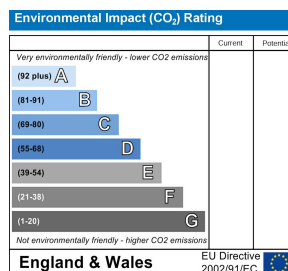
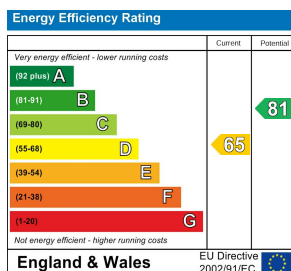
**~ Paisley Mortgages ~**

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. \*



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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