37 Birthwaite Road, Darton S75 5ES

OFFERS IN THE REGION OF £180,000















A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE SOUGHT-AFTER AREA OF DARTON. THE PROPERTY BENEFITS FROM A MODERN KITCHEN AND DINING ROOM, LIVING AREA, TWO DOUBLE BEDROOMS, A SINGLE BEDROOM AND A FAMILY BATHROOM. EXTERNALLY, THE PROPERTY OFFERS A GENEROUS REAR GARDEN AND A SPACIOUS FRONT GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING [TBC]

PAISLEY PROPERTIES

ENTRANCE HALL 5′10″ apx x 8′7″ apx



The property is entered via a composite front door, with a side window allowing plenty of natural light to flow into the space. This welcoming entrance provides room for coat hooks or a shoe rack, making it ideal for storing outdoor clothing and footwear. Finished with stylish blue and taupe Edwardian-style floor tiles, stairs rise to the first floor, while a door leads through to the lounge.

LOUNGE 12'5" apx x 12'7" apx




Entering from the porch, you are welcomed into this spacious and inviting lounge, positioned to the front of the property with views over the front garden. The room is generous in size, offering ample space for freestanding furniture. A large window that creates a bright and airy feel. Doors lead through to the dining room.

DINING ROOM 10'8" apx x 7'8" apx




A great addition to the property, this dining room is positioned to the rear and enjoys views over the garden. The room offers ample space for freestanding furniture, along with a dining table and chairs comfortably seating up to six people. A large window provides a pleasant outlook, while a square archway leads through to the kitchen.

KITCHEN 6′2″ apx x 10′10″ apx





Positioned to the rear of the property, this kitchen is fitted with taupe wall and base units, complemented by wood-effect worktops and white tiled splashbacks. The kitchen includes an electric oven, four-ring hob with extractor hood above, and a one-and-a-half-bowl sink with mixer tap. There is space for a freestanding washing machine and fridge freezer. A side window provides additional natural light, while a rear door offers direct access to the garden. The room is finished with luxury wood-effect tiled flooring.

FIRST FLOOR LANDING 8′7″ apx x 7′4″ apx

The first-floor landing provides access to all three bedrooms and the family bathroom, creating a practical layout that connects you to each room.

BEDROOM ONE 11′6″ apx x 13′10″ apx




A generously sized double bedroom positioned to the front of the property, featuring stylish blue modern panelling which adds an attractive feature to the room. There is ample space for freestanding furniture, with a door leading back to the first-floor landing.

BEDROOM TWO 11'5" apx x 6'11" apx




Bedroom Two is a good-sized, calming double bedroom positioned to the rear of the property, enjoying pleasant views over the rear garden. The room benefits from plenty of natural light and offers ample space for bedroom furniture. A door leads back to the first-floor landing.

BEDROOM THREE 7'4" apx x 6'11" apx




Bedroom Three is the smallest of the three bedrooms and is currently being used as a dressing room/closet. Positioned to the front of the property, the room offers a versatile space that could be used as a single bedroom, home office or dressing room. A door leads back to the first-floor landing.

FAMILY BATHROOM 5'4" apx x 7'1" apx





Positioned to the rear of the property, this family bathroom is fitted with a white three-piece suite, comprising a curved bath with an over-bath shower, handheld shower attachment and curved shower screen. The bath also features a mixer tap. White tiles cover the lower half of the walls, complemented by ceramic floor tiles. A heated towel rail provides an additional feature, while there is potential for freestanding storage furniture, particularly beneath the sink. A door leads back to the first-floor landing.

REAR GARDEN







The rear garden is a particularly attractive feature of the property due to its generous size, offering a spacious and fully enclosed outdoor area. Mainly laid to decking, the garden provides plenty of space for entertaining, relaxing or hosting a BBQ. A side entrance gate also offers convenient access to the front of the property.

FRONT



The property benefits from a generous lawned area situated directly to the front. The well-maintained frontage offers a welcoming approach, with a convenient side entrance gate providing access to the rear garden.

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:
On 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 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.

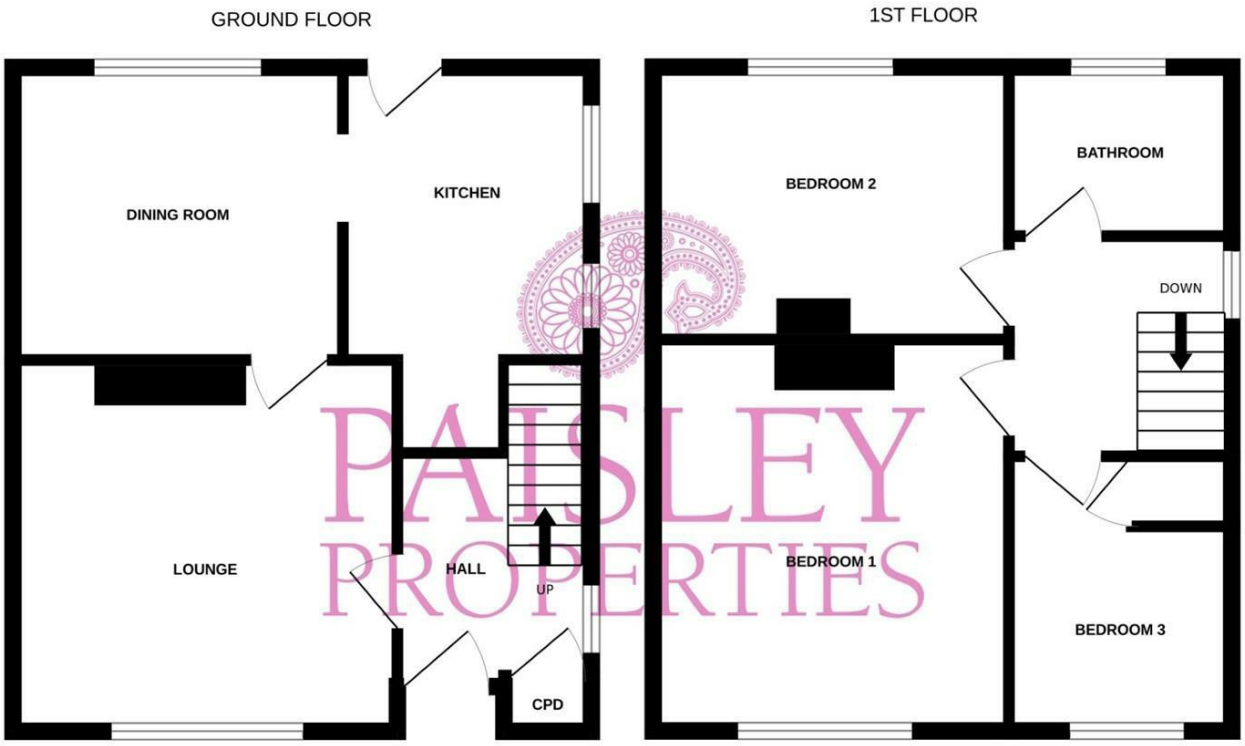
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

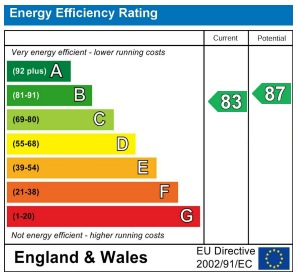
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check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

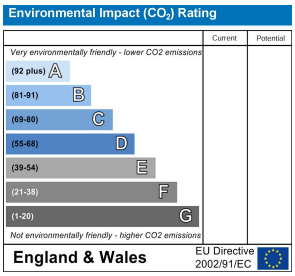
PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would 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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