6 School Street, Staincross S75 6BX

OFFERS IN THE REGION OF £140,000

HAVING NO VENDOR CHAIN AND NESTLED WITHIN THE POPULAR VILLAGE OF STAINCROSS WITH MAPPLEWELL AMENITIES A SHORT WALK AWAY, THIS GOOD SIZE TWO BEDROOM TERRACE HOME, WELL PRESENTED, REQUIRING A LITTLE UPDATING AND BENEFITS FROM A SPACIOUS LOUNGE, DINING KITCHEN, SEPARATE UTILITY PORCH, BATHROOM AND TWO GENEROUS SIZED BEDROOMS BOTH WITH FITTED WARDROBES. THERE IS GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND A PATIO TO THE REAR WITH AN IMPRESSIVE SIZED SHED/WORKSHOP.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND A

PAISLEY PROPERTIES

LOUNGE 14′0″apx x 14′2″ into alcove

You enter the property through a partially glazed Upvc door into this excellent sized reception room, bathed in natural light from the double glazed window to the front. The high ceilings, dado rail, decorative coving and ceiling rose give a glimpse of its period features and there is plenty of room for freestanding lounge furniture. The focal point of the room is the electric fire set in a Victorian style fireplace, there is laminate flooring, a wall mounted radiator, pendant and wall lighting. An internal door leads to the kitchen diner.

KITCHEN DINER 11'0"ax x 11'10"apx

A great space for cooking and entertaining, the kitchen consists of a good range of wall and base units, complimentary rolled worktop, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks plus there is a matching breakfast bar. Integral appliances include an electric oven, ceramic hob and extractor over plus there is space for a fridge freezer. A useful cupboard under stairs adds to the storage options, the walls are partially panelled and a double glazed window to the rear brings in natural light. There is a wall mounted radiator, tiled floor, low energy strip lighting and a sliding door leads to the stairs which ascend to the first floor. A glazed door leads to the utility porch.

PORCH/UTILITY 8′9″apx x 5′6″apx

Very convenient extra space having worktop space, plumbing for a washing machine and under counter space for appliances. The stable style uPVC door with glazed panel, double glazed window to the rear and polycarbonate roof all flood the space with natural light plus there are power sockets and wall lights. There is laminate, wood effect flooring underfoot, brick faced walls and a glazed door leads to the kitchen diner.

LANDING

Stairs ascend from the kitchen to the first floor landing with the boiler located in a cupboard halfway up and panelling to the lower half of the walls. There is laminate wood effect flooring, a wall mounted radiator and doors leading to the bathroom and both bedrooms.

BEDROOM ONE 12′0″ to rear of robes x 11′10″apx

Situated at the rear of the property with the double glazed window bringing in natural light and overlooking the patio. There is a fantastic range of fitted wardrobes plus a set of drawers and bedside cabinets, in addition to the built in storage cupboard. Laminate flooring runs underfoot, there is a wall mounted radiator and coving to the ceiling. There is access to the loft and an internal door leads to the landing.

BEDROOM TWO 14′0″apx x 8′6″ into rear of robes

Second well proportioned bedroom, again with an excellent range of fitted wardrobes, this time with sliding doors. A double glazed window to the front draws in natural light, there is laminate flooring and space for freestanding bedroom furniture. An internal door leads to the landing

BATHROOM 10′3″apx x 5′2″apx

Modern and stylish bathroom having a three piece suite in white consisting of a tiled panel bath with electric shower over, pedestal wash basin with mixer tap and twin flush low level WC. There is full height tiling to two walls, a double glazed window with obscure glass brings in natural light and there is a low maintenance ceiling. There is a wall mounted radiator, inset ceiling spotlights and an internal door leads to the landing.

SHED 14′3″ apx x 10′0″

Fantastic space, built as if it was a garage (without the garage door) and providing a superb area either as a workshop or storage for many items including bicycles.

GARDEN

There is compact front patio with the rear patio area having tarmac base and including the fabulous shed/workshop.

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

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.

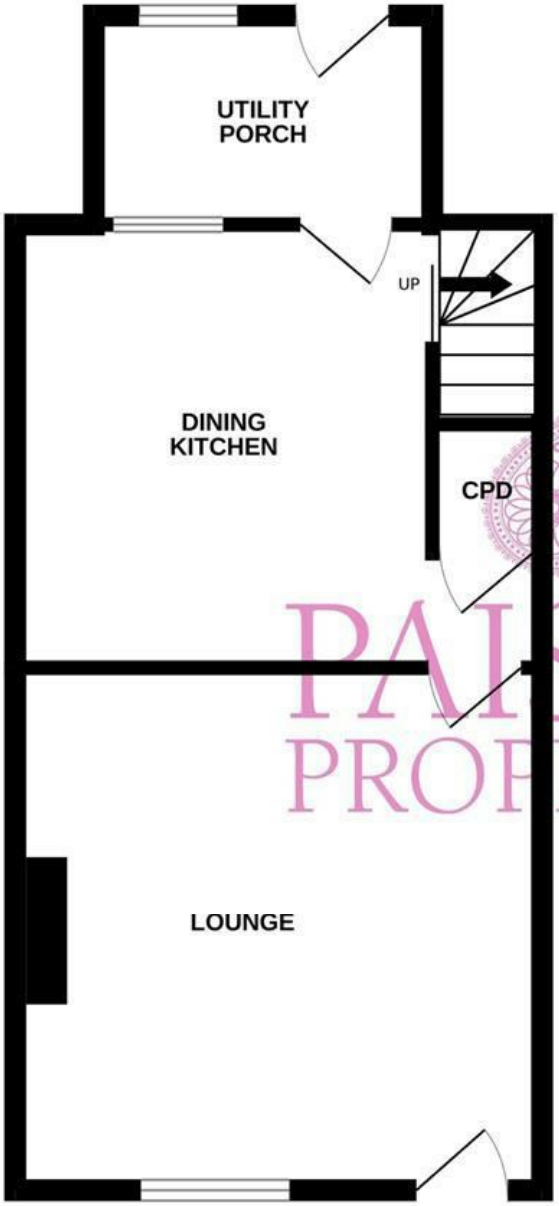
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check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

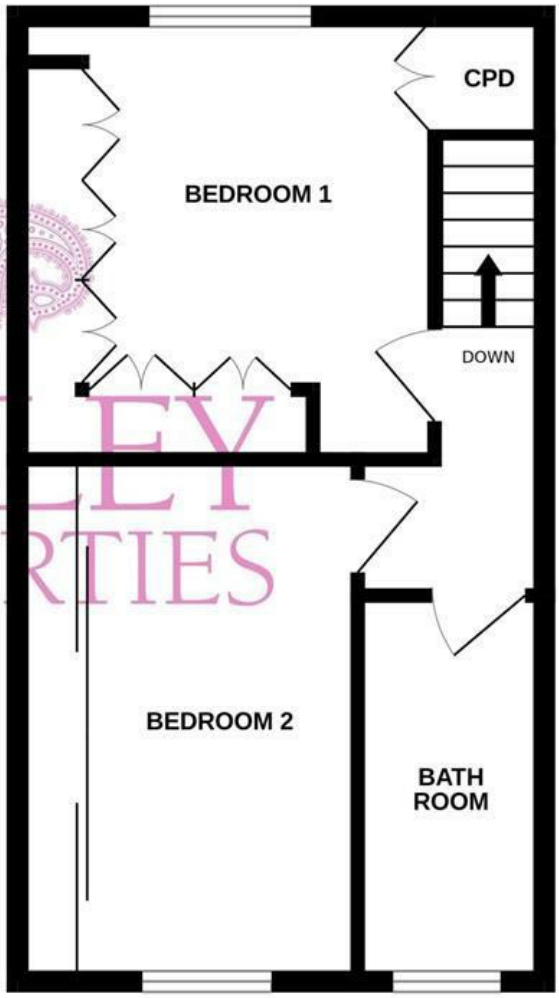
PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would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

GROUND FLOOR



1ST FLOOR



PAISLEY PROPERTIES

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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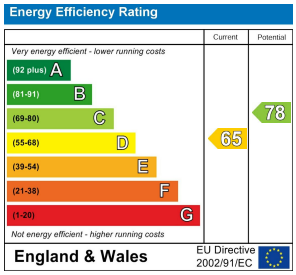

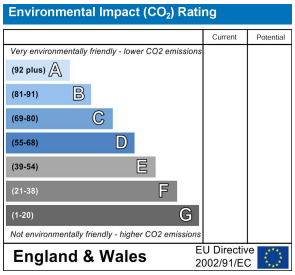

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