4 Cherry Tree Close, Staincross S75 6BA

OFFERS IN THE REGION OF
£365,000















THIS SPACIOUS THREE-BEDROOM DETACHED PROPERTY OFFERS GENEROUS ACCOMMODATION THROUGHOUT AND BENEFITS FROM A SIZEABLE REAR GARDEN, CONSERVATORY, GARAGE AND PRIVATE OFF-ROAD PARKING.

FREEHOLD/ COUNCIL TAX BAND: C / EPC: tbc

PAISLEY
PROPERTIES

ENTRANCE HALL 6′4″ apx x 12′8″ apx



You enter the property through a UPVC door into a welcoming and spacious entrance hall, which benefits from built-in storage and offers additional room for freestanding furniture. Stairs ascend to the first-floor landing, while doors lead through to both the kitchen and lounge.

LOUNGE 10′7″ apx x 14′7″ apx




Entering from the porch, you are welcomed into this spacious and inviting lounge, positioned to the rear of the property with pleasant views over the garden. The room is generous in size, offering ample space for freestanding furniture. A large window allows plenty of natural light to fill the room, creating a bright and airy feel, while a gas fire provides an attractive focal point. Sliding doors lead through to the dining room, offering the option to open up both rooms to create a more open-plan living space.

DINING ROOM 8′5″ apx x 9′10″ apx




A well-proportioned dining room positioned to the rear of the property, offering ample space for freestanding furniture and a dining table with seating for up to six people. Sliding glass doors provide direct access to the conservatory, while further sliding doors lead back through to the lounge, creating a lovely flow between the living spaces.

KITCHEN 8′8″ apx x 10′8″ apx




The kitchen is positioned at the front of the property and comprises light wood-effect wall and base units, complemented by neutral tiled splashbacks and cream worktops. There is a one-and-a-half bowl sink with drainer and mixer tap, an integrated washing machine and dishwasher, alongside a freestanding electric oven with a four-ring gas hob. The kitchen provides access to both the utility room and the entrance hall via separate doorways.

CONSERVATORY 7′2″ apx x 15′8″




The generously sized conservatory is positioned to the rear of the property, overlooking the garden and offering ample space for freestanding furniture. The room features cream ceramic flooring throughout and can be accessed directly from either the utility room or dining room. A further door provides direct access to the rear garden, making this a versatile and practical additional living space.

UTILITY ROOM 10'4" apx x 4'6" apx





The utility room offers a versatile additional space, which could be used for a variety of purposes to suit individual needs. The room features wood-effect wall and base units with complementary worktops, providing plenty of storage options. There is access to both the conservatory and kitchen, making it a practical and convenient addition to the property.

DOWNSTAIRS W.C 2'9" apx x 5'9" apx



The downstairs WC is positioned to the side of the property and comprises a white wash hand basin and low-level flush WC. The room also houses the boiler and benefits from cream ceramic floor tiles. A door provides access to the utility room.

FIRST FLOOR LANDING 7′3″ apx x 12′8″
The first-floor landing is accessed via stairs ascending from the entrance porch and provides access to all three bedrooms, as well as the family bathroom.

BEDROOOM ONE 13′11″ apx x 10′6″ apx





A generously proportioned king-sized bedroom, positioned to the rear of the property, enjoying lovely views over the garden. A large window allows plenty of natural light to flood the room, creating a bright and airy feel. The room offers ample space for a range of freestanding furniture, together with the added benefit of built-in wardrobes providing useful storage. A door leads back onto the first-floor landing.

BEDROOM TWO 8′11″ apx x 9′0″




A spacious double bedroom, positioned to the rear of the property, offering plenty of room for a range of freestanding furniture. The large window allows an abundance of natural light to enter, creating a bright and welcoming space. The room also benefits from built-in wardrobes, providing additional storage. A door leads back onto the first-floor landing.

BEDROOM THREE 6′5″ apx x 6′10″ apx



A versatile single bedroom positioned to the front of the property, offering a range of possibilities to suit individual needs. The room benefits from built-in storage and could comfortably be used as a dressing room, home office or alternatively converted back into a bedroom. A window allows natural light to enter, creating a pleasant and practical space. A door leads back onto the first-floor landing.

HOUSE BATHROOM 5'4" apx x 7'10" apx




Positioned to the side rear of the property, this spacious four-piece bathroom comprises a white suite including a panelled bath with electric shower over and handheld shower attachment, wash hand basin with separate hot and cold taps, bidet and low-level WC with flush. The walls are fully tiled in peach tiles, with a frosted window providing natural light and privacy. There is also space for freestanding bathroom furniture. Finished with recessed spotlights and a door leading back onto the first-floor landing.

REAR GARDEN






The enclosed rear garden offers a fantastic outdoor space, featuring a combination of lawn and flagged patio areas, with ample room for outdoor seating, making it ideal for relaxing and entertaining. A charming archway leads through to a further open area, which could potentially be opened up to maximise the garden's full potential. To the right-hand side, there is a brick-built potting shed, providing useful storage for gardening equipment and outdoor items. The garden is generous in size and enjoys a desirable south-facing aspect, benefiting from plenty of sunshine throughout the day. A side gate also provides convenient access to the front of the property.

FRONT/ DRIVEWAY





The property benefits from a private driveway, providing ample off-road parking for multiple vehicles. There is also the added benefit of an attached garage, providing useful storage or secure parking. A convenient side entrance gate provides access through to the fully enclosed rear garden. The frontage is well maintained and creates a welcoming approach, offering a great combination of practical parking and additional outdoor space.

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
OFF STREET

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:
*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 has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

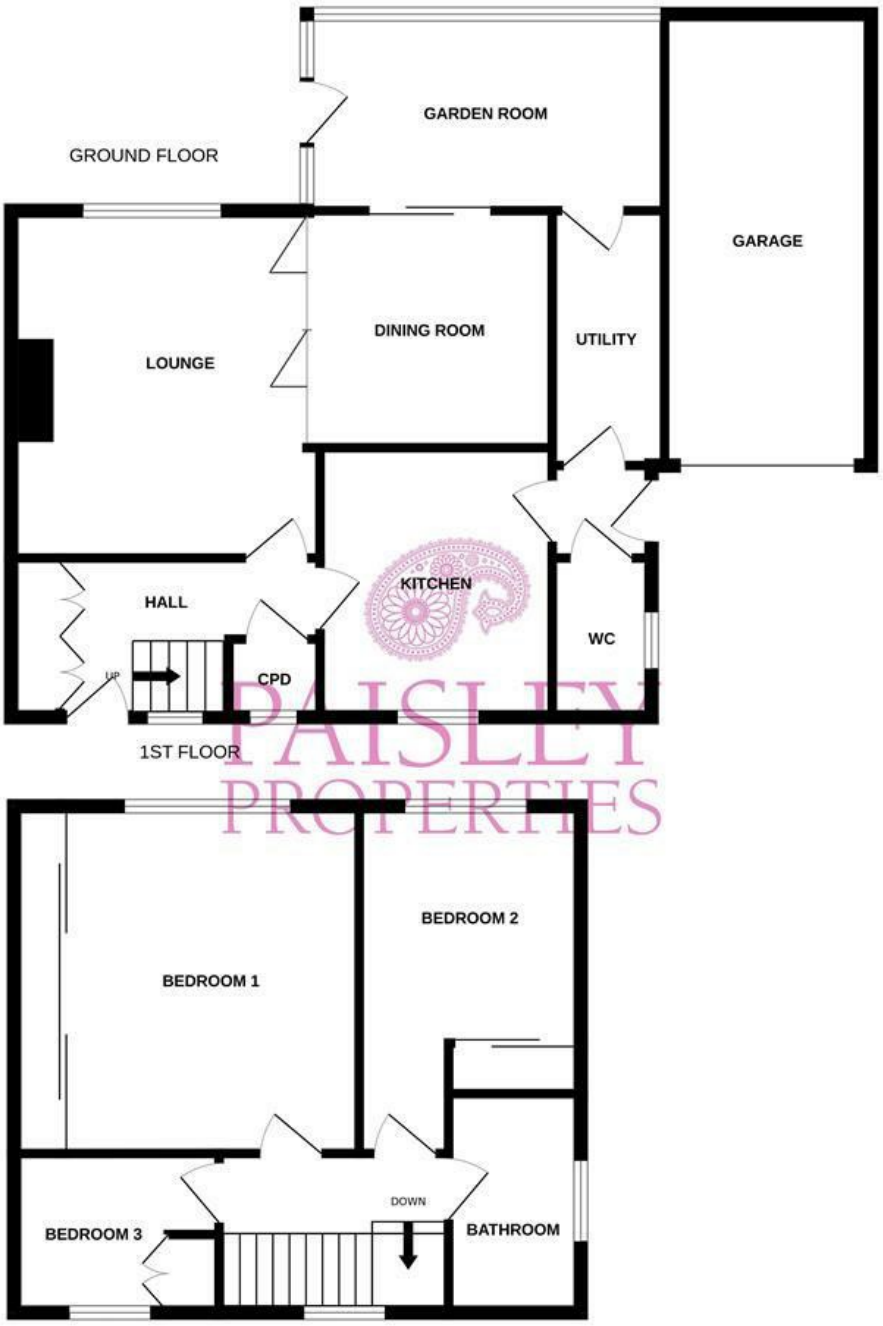
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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. *



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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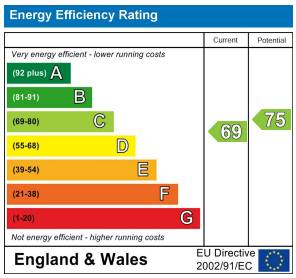

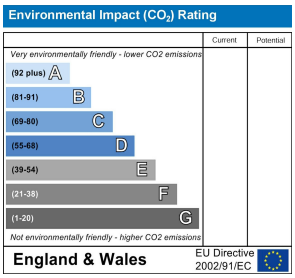

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