10 Pike Lowe Grove, Staincross S75 6ED

OFFERS IN THE REGION OF £230,000

A WELL-PRESENTED THREE-BEDROOM DETACHED PROPERTY SITUATED IN THE SOUGHT-AFTER AREA OF STAINCROSS. THE PROPERTY BENEFITS FROM A MODERN KITCHEN/DINER, CONSERVATORY, TWO DOUBLE BEDROOMS, A SINGLE BEDROOM AND A FAMILY BATHROOM. EXTERNALLY, THE PROPERTY OFFERS A GENEROUS REAR GARDEN, DETACHED GARAGE AND PRIVATE DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING

PAISLEY PROPERTIES

ENTRANCE PORCH 4′5″ apx x 5′2″ apx

Upon entering the property, you are welcomed via a uPVC door into the entrance hall, which provides a useful area for additional storage. There is a window to the right-hand side, overlooking the driveway, while stairs rise directly ahead to the first floor. A door leads through into the lounge.

LOUNGE 11′6″ apx x 17′0″

This spacious lounge is bright, airy and generous in size. The room benefits from an electric fireplace with a stone-effect surround, adding a charming focal point. A bay window is positioned to the front of the property, providing views over the street and allowing plenty of natural light into the room. The lounge is finished with grey carpets throughout and features doors leading back into the entrance porch, as well as through to the kitchen/diner.

KITCHEN DINER 14′8″ apx x 8′11″ apx

This spacious open-plan kitchen/diner is ideal for hosting and entertaining, offering ample room for a six-seater dining table.

The kitchen benefits from white wall and base units, black marble-effect worktops and stylish red tiled splashbacks. Positioned to the rear of the property, the kitchen overlooks the conservatory and benefits from an electric oven, four-ring electric hob with extractor hood, integrated washing machine and dishwasher. There is also a useful under-stairs cupboard, providing space for a fridge freezer. Vinyl flooring runs throughout the kitchen/diner, creating a practical and easy-to-maintain finish. Doors lead back into the lounge, with separate doors providing access to the conservatory and a further door giving direct access to the rear garage.

CONSERVATORY 9′2″ apx x 14′6″ apx

The generous-sized conservatory is positioned to the rear of the property, overlooking the garden and offering plenty of space for freestanding furniture. The room features grey laminate flooring throughout and is accessed directly from the kitchen. French doors provide direct access to the rear garden, while a further door leads back into the kitchen, making this a versatile and practical additional living space.

FIRST FLOOR LANDING 6′2″ apx x 2′8″ apx

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.

BEDROOM ONE 5′4″ apx x 11′6″ apx

This generously sized double bedroom benefits from fitted wardrobes, providing excellent storage. Positioned to the front of the property, the room enjoys views over the street and is filled with natural light from two windows, creating a bright and welcoming space. A door leads back to the first-floor landing.

BEDROOM TWO 9′2″ apx x 7′8″ apx

Bedroom Two is a good-sized double bedroom positioned to the rear of the property, with views overlooking 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 8′7″ apx x 7′2″ apx

Bedroom Three is the smallest of the three bedrooms and is currently being used as a dressing room/closet. Positioned to the rear 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.

HOUSE BATHROOM 6′4″ apx x 6′1″ apx

The generous-sized family bathroom is fitted with a deep corner bath and separate shower cubicle, featuring a waterfall shower head with an additional handheld shower attachment. The bathroom comprises a three-piece white suite, including a low-level WC and wash hand basin with a useful storage unit beneath and mixer tap. There is also a heated towel rail and tiled flooring. Positioned to the front of the property, the bathroom benefits from a frosted window, providing natural light while maintaining privacy. A door leads back to the first-floor landing.

REAR GARDEN

The rear garden is a particularly attractive feature of the property, offering a generous and fully enclosed outdoor space. The garden is mainly laid to lawn with a gravelled area, providing plenty of room for entertaining, relaxing or hosting a BBQ. There is direct access to the garage from the garden, as well as access back into the property. A side entrance 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, with a generous lawned area situated directly in front of the property. A convenient side entrance gate provides access to the fully enclosed rear garden. The frontage is well maintained and offers a welcoming approach to the property, with plenty of space for parking and outdoor use.

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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
OFF STREET

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

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

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There has been a ground floor extension to the rear
*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.

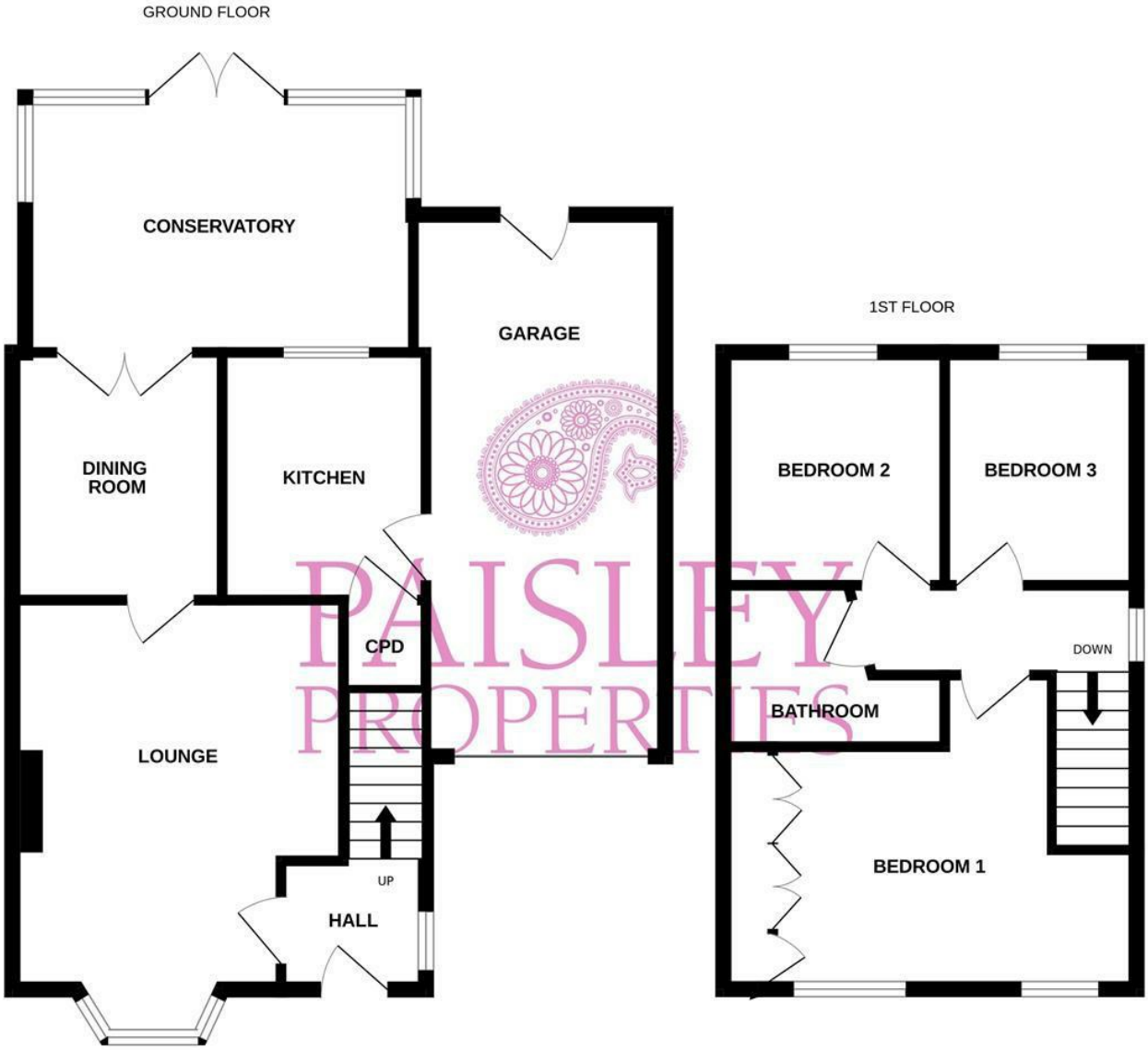
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 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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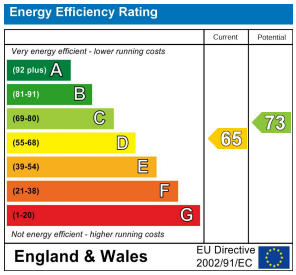

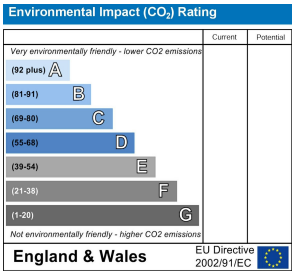

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