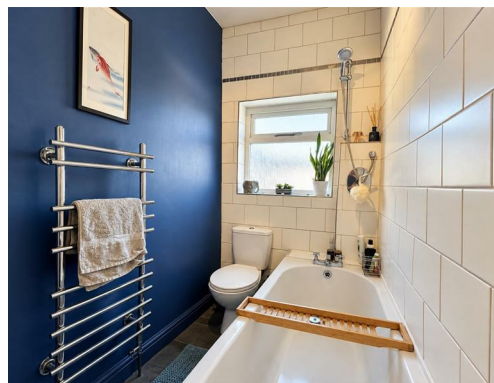


145 Blacker Road,
Staincross S75 6DB

OFFERS IN THE REGION OF
£150,000



THIS CHARMING TWO-DOUBLE-BEDROOM END-TERRACE PROPERTY OFFERS SPACIOUS ACCOMMODATION, OFF-STREET PARKING AND A LOW-MAINTENANCE GARDEN.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING tbc

PAISLEY
PROPERTIES

ENTRANCE/ KITCHEN 14'3" apx x 9'6"



The property is entered via a uPVC door directly into the kitchen, positioned at the front of the house. The kitchen is fitted with wood-effect wall and base units, complemented by black marble-effect worktops. Cooking facilities include an electric oven, four-ring gas hob and extractor hood above, alongside a one-and-a-half bowl sink and drainer with mixer tap. There is space for a freestanding fridge freezer and washing machine, as well as a small dining table with seating for up to four people beneath the stairs. Finished with spotlights and wood-effect laminate flooring, the kitchen provides a practical space for both cooking and dining. An arched opening leads through to the lounge, while stairs rise directly to the first floor.

LOUNGE 13'8" apx x 11'4" apx



This charming lounge retains plenty of character, with original wooden floorboards dating back to the property's 1930s origins. A gas fireplace provides a focal point, while the working chimney flue offers potential for a log burner, if desired. Characterful alcoves add to the room's appeal, and the high ceilings help create a spacious feel. Positioned at the rear of the property, the lounge benefits from plenty of natural light and a door providing direct access to the rear garden. A further door leads back through to the kitchen.

FIRST FLOOR LANDING 3'4" apx x 6'5" apx

The first-floor landing is accessed via stairs ascending from the kitchen and provides access to both bedrooms, as well as the family bathroom.

BEDROOM ONE 14'3" apx x 9'4" apx



Positioned to the rear of the property, bedroom one is a spacious double bedroom offering a calm and comfortable feel. The room provides plenty of space for a double bed and freestanding furniture, with a versatile layout that can be arranged to suit your needs. A door leads back through to the first-floor landing.

BEDROOM TWO 9'2" apx x 10'7"



Bedroom two is positioned at the front of the property and is currently being used as a games room and wardrobe space. The room offers space for a double bed and triple wardrobes, providing flexibility to suit a range of needs. A door leads back through to the first-floor landing.

FAMILY BATHROOM 4'7" apx x 8'2" apx



The family bathroom is positioned to the side of the property and features a white three-piece suite comprising a bath with an electric handheld shower overhead, wash basin with a storage unit beneath and a low-level flush WC. A heated towel rail provides added comfort, while a frosted window allows daylight into the room while maintaining privacy. A door leads back through to the first-floor landing.

REAR GARDEN



The rear garden is arranged over two tiers, with a combination of decking and paved areas, creating a versatile outdoor space for both relaxing and hosting. The garden is low-maintenance and offers a good level of privacy, with space to enjoy the outdoors throughout the warmer months. A side ginnel provides convenient access for storing bins, while a door from the garden leads directly into the lounge.

FRONT/DRIVE



Tucked away along a driveway reserved for residents, the property benefits from convenient off-road parking directly outside the house. There is sufficient space to park a car. Offering added convenience for homeowners.

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:

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 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.

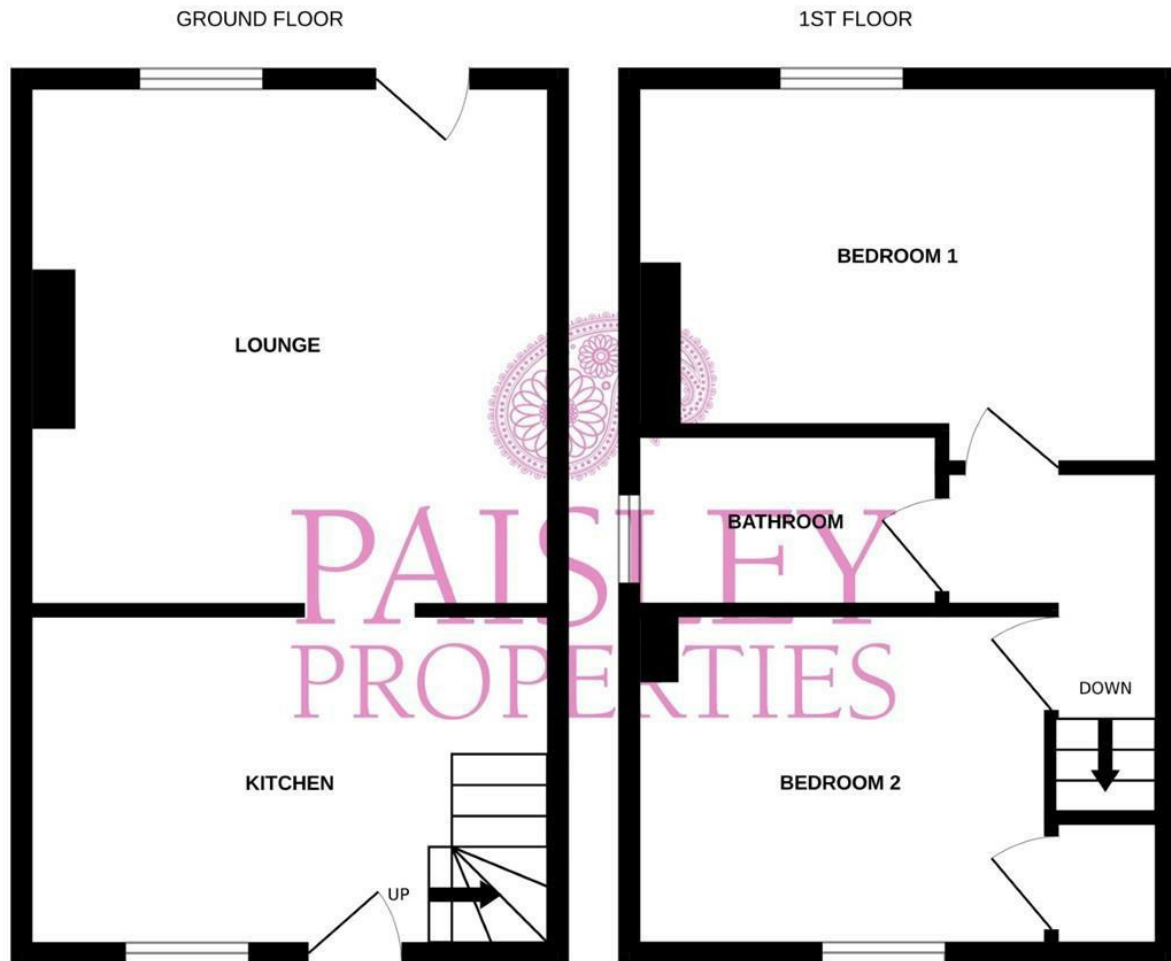
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

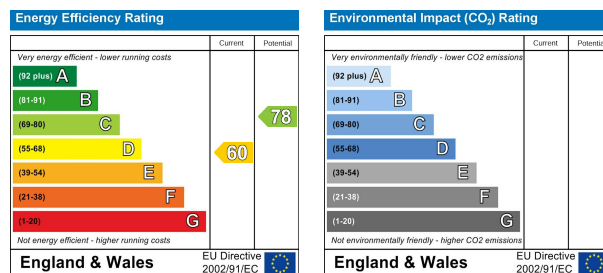
You are advised to check availability and book a viewing appointment prior to travelling to view.

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.



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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PAISLEY
PROPERTIES