79 Bluebell Bank, Worsborough S70 4NJ

OFFERS AROUND £210,000

A BEAUTIFULLY PRESENTED AND RECENTLY DECORATED THREE BEDROOM SEMI DETACHED HOUSE WITH EN SUITE TO MAIN BEDROOM, GROUND FLOOR WC, DELIGHTFUL ENCLOSED REAR GARDEN, SEPARATE SUMMER HOUSE AND OUTSIDE STORE PLUS DRIVEWAY PARKING. NO VENDOR CHAIN, READY TO MOVE INTO, AN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY PROPERTIES

HALL

You enter the property through an aluminium composite front door into this irregular shape hallway, a light and bright area with space to remove coats and shoes. There is laminate flooring, a wall mounted radiator, pendant ceiling lighting with a staircase leading to the first floor. Internal doors lead to the ground floor WC and lounge.

GROUND FLOOR WC 5′0″ x 3′0″

Convenient WC, located off the hall at the front of the property and having a two piece suite consisting of a corner wash basin with mixer tap and twin flush low level WC. There is tiling to splash areas, laminate flooring, ceiling lighting and a wall mounted radiator. A double glazed window with obscure glass brings in natural light and an internal door leads to the hall.

LOUNGE 14′3″ apx x 11′11″ max

Generous sized living room, spacious enough to accommodate good size living room furniture. The double glazed window to the front draws in natural light, there is laminate flooring, pendant ceiling lighting, a wall mounted radiator and under stairs storage cupboard. There is a feature wall with panelled style wallpaper and an internal door leads to the kitchen diner.

KITCHEN DINER 15′3″ apx x 11′11″ apx

Lovely kitchen diner with the kitchen part having a good range of wall and base units, complimentary dark grey, marble effect worktops, inset one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integral appliances include the electric double oven and four ring gas hob with stainless steel extractor hood over plus there is space for an upright fridge freezer and plumbing for a washing machine and dishwasher. There is plenty of room for a table and chairs, vinyl flooring runs underfoot, there is a wall mounted radiator, two sections of ceiling spotlights and designer panelled wallpaper to one wall. A double glazed window looks out to the rear garden and the room is further bathed with natural light from the double glazed French doors, which lead to the patio.

LANDING

Stairs ascend from the hall to the 'L' shape landing having carpet flooring, pendant ceiling lighting, a useful storage cupboard and loft hatch. Full size floor to ceiling storage cupboard. Internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 12′0″ max including en suite x 9′10″

Another very well presented room, with one wall having feature wallpaper. There is carpet flooring, a wall mounted radiator, extra storage cupboard, pendant ceiling lighting and plenty of space for freestanding bedroom furniture. Natural light is brought in by the double glazed window to the front and internal doors lead to the landing and the en-suite.

EN SUITE 6′2″ max x 5′4″ max

Having a three piece suite in white consisting of a shower enclosure with thermostatic shower and sliding doors, pedestal wash basin with mixer tap and twin flush low level WC. Vinyl flooring runs underfoot, there is a wall mounted radiator, ceiling lighting, tiling to splash areas and the shower, and an extractor fan. A double glazed window with obscure glass brings in natural light and an internal door leads to the bedroom.

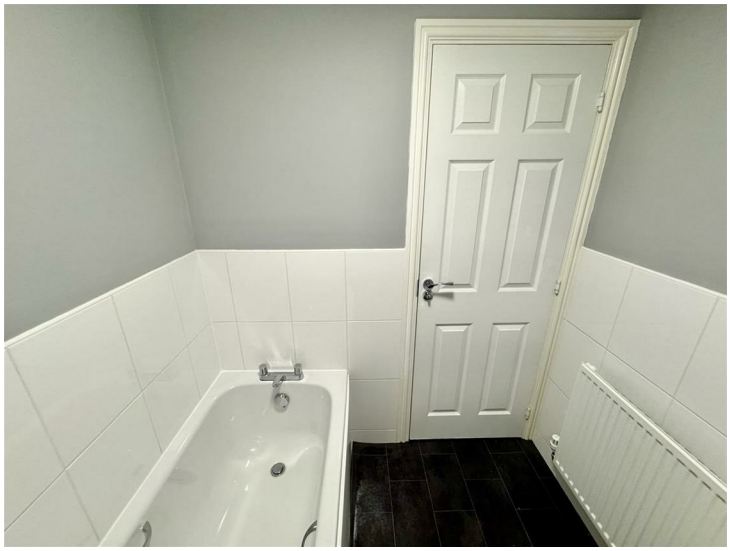
BEDROOM TWO 9'1" apx x 7'6" apx

Second double bedroom, again with excellent presentation having one wall with feature wallpaper. There is carpet flooring, a wall mounted radiator, pendant ceiling lighting and plenty of space for freestanding bedroom furniture. A double glazed window overlooks the garden and an internal door leads to the landing.

BEDROOM THREE 7'8" apx x 5'10" apx

Well proportioned and presented single bedroom, again having one wall with feature wallpaper. There is carpet flooring, a wall mounted radiator, pendant ceiling lighting and plenty of space for freestanding bedroom furniture. A double glazed window overlooks the garden and an internal door lead to the landing.

BATHROOM 5'11" apx x 5'11"



Stylish bathroom having a white three piece suite consisting of panel bath with mixer taps, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to dado height, extractor fan, vinyl flooring, ceiling lighting and wall mounted radiator. A double glazed window with obscure glass brings in natural light and an internal door leads to landing

FRONT AND PARKING

Off road parking to the front for two side-by-side cars and gated side access to the rear garden.

REAR GARDEN

Low maintenance rear garden consisting of a patio area, lower level artificial lawn and an excellent summer house with a range of uses, possibly a home office. There is also separate shed storage.

SUMMER HOUSE 11′8″ apx x 6′0″ apx

Superb extra space, with many potential uses including an external office/study. There are glazed double doors and glazed windows letting in plenty of natural light.

STORAGE SHED 6′0″ apx x 4′0″ apx

Part of the whole summer house structure, but completely separated and with its own secure door, giving external storage 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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

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.

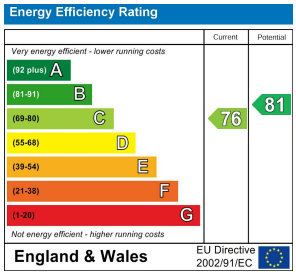
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

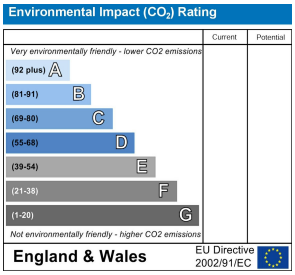
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check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





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