

15 Grosvenor Road,  
Dalton HD5 9HQ

OFFERS OVER  
£215,000



**\*\*AVAILABLE WITH NO VENDOR CHAIN\*\* THIS DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITS ON A CORNER PLOT, BOASTS VERSATILE LIVING THROUGHOUT, OUTBUILDING, GOOD SIZE GARDENS AND DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES



## ENTRANCE VESTIBULE

Accessed from the driveway through a UPVC door is this handy entrance vestibule ideal for removing outdoor clothing and a door leads through to the entrance hallway.

## ENTRANCE HALLWAY

You enter into the welcoming entrance hallway with space to store outdoor clothing and shoes in the understairs storage cupboard and doorways lead through to the lounge, kitchen and stairs with a timber balustrade ascend to the first floor landing.

## LOUNGE 12'10" x 12'2" max

This light and airy room has an inset fireplace housing a gas fire, a great amount of space to accommodate free standing furniture, two windows which give a view of the front garden and a door leads back through to the entrance hallway.



## KITCHEN 15'5" x 8'5"

The kitchen is fitted with a range of cream timber wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding electric oven with concealed extractor fan above, fridge freezer and there is plumbing for a washing machine and dishwasher. Tile flooring and spotlights to the ceiling complete the room. A door leads through to the rear hallway and an archway leads through to the dining room.



## DINING ROOM 9'10" x 10'11" max

A great space for entertaining, with ample space for a dining table, chairs and freestanding furniture. A gas fire with marble fireplace and hearth gives a focal point to the room, an archway leads back through to the kitchen and a glazed door opens to the conservatory.





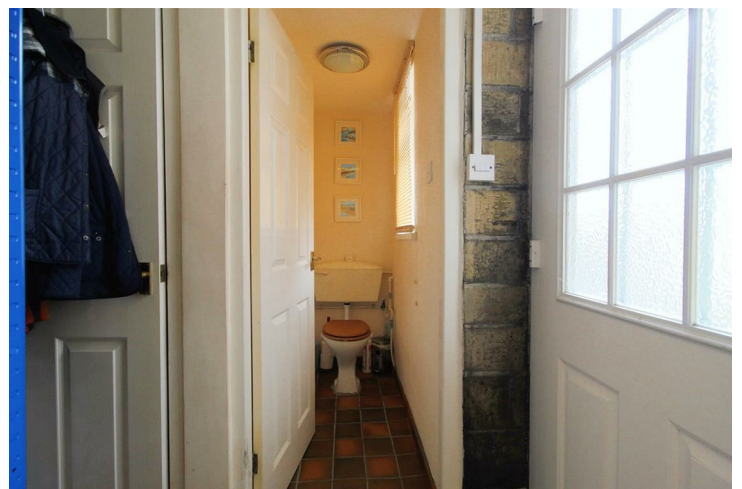
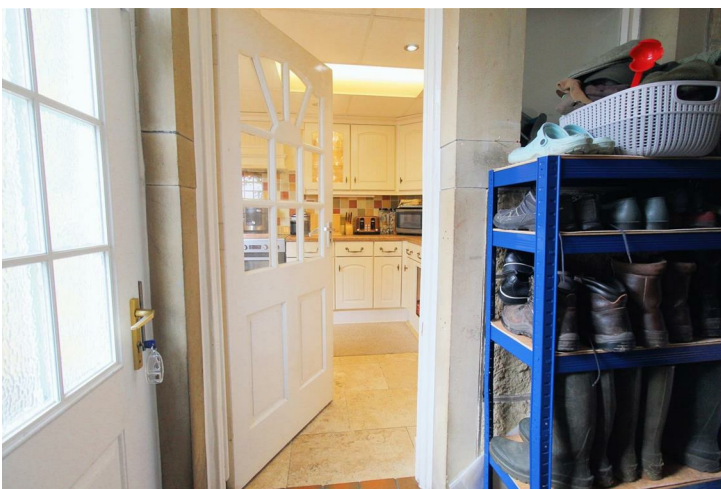
### **CONSERVATORY 11'9" x 9'10"**

This excellent addition to the property has space for freestanding furniture, tile flooring underfoot and has views of the rear patio garden from its windows. Patio doors open to the driveway and a door leads back to the dining room.



### **REAR HALLWAY 6'8" x 4'0"**

The rear hallway can be accessed from the garden and kitchen providing space for freestanding storage, tile flooring underfoot and doors lead through to a W.C, storage room and kitchen.



### **GROUND FLOOR W.C 5'5" x 2'5"**

A useful ground floor cloakroom with low flush W.C, tile flooring underfoot and a side obscure window.



### **STORAGE ROOM 5'2" x 2'4"**

Ideal for storing household items and a spare fridge freezer if required.

### **WORKSHOP 12'0" x 5'10"**

This versatile room accessed from the rear garden is currently used as a workshop, has power, light, a window and could be used as a playroom, teenage room or hobby room if desired.

### **FIRST FLOOR LANDING**

A quarter landing staircase with timber balustrade ascends from the entrance hallway, passing a decorative window allowing natural light to flow through the space to the first floor landing where there is loft access and doors lead to three bedrooms, a storage cupboard housing the boiler and the house shower room.



### **BEDROOM ONE 12'11" x 12'2" max**

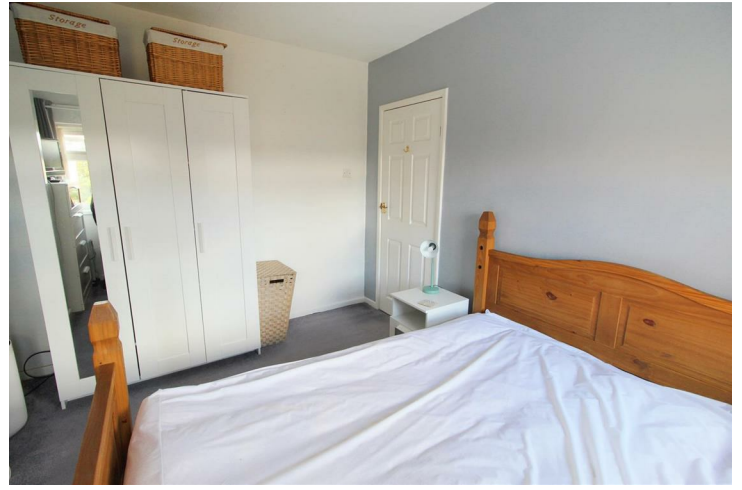
Positioned to the front of the property, overlooking the garden and street scene beyond is this generously sized double bedroom with ample space for freestanding bedroom furniture, a bank of fitted mirrored wardrobes, spotlights to the ceiling and a door leads to the landing.



### **BEDROOM TWO 10'11" x 9'11" max**

Another good size and neutrally decorated double bedroom positioned to the rear of the property. This light and airy room has space for freestanding furniture and a door leads to the landing.





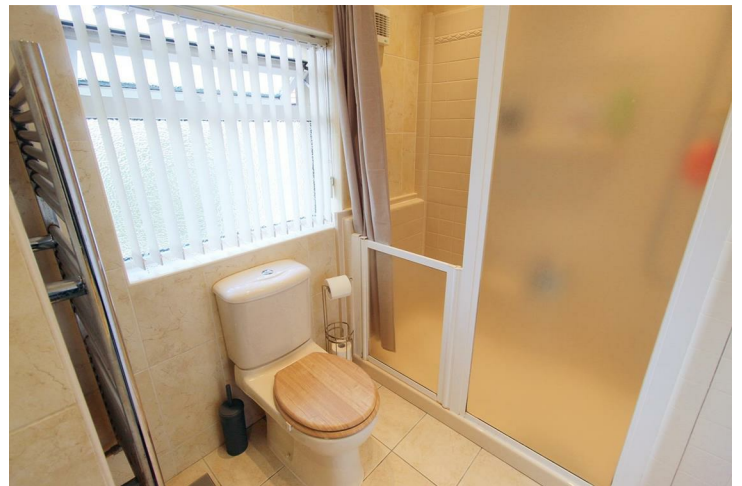
**BEDROOM THREE 9'6" x 8'6" max**

Currently used as storage, this bright small double bedroom has room for freestanding furniture, a view over the rear garden, rooftops beyond and a door leads to the landing.



**SHOWER ROOM 8'0" x 5'5"**

The fully tiled shower room comprises of a double walk in shower with half glass screen, vanity hand wash basin with storage and under counter lighting, low level W.C, heated towel radiator, spotlights to the ceiling, complimentary tile flooring underfoot, a rear facing obscure window and a door leads on to the landing.





## REAR GARDEN

A patio area adjoins the property which provides a wonderful space to dine out and entertain family and friends. There is a decorative shale area to the rear of the garden and fencing surrounds the space. A timber gate leads to the front of the property.



## EXTERNAL FRONT AND DRIVEWAY

You enter the large sweeping driveway through double wrought iron gates which has space for multiple vehicles. The driveway area is surrounded by shrubs, bushes and a good size lawn provides an area to sit out and there is ample space for outdoor furniture.



## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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**

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.

## **SURVEY TEXT**

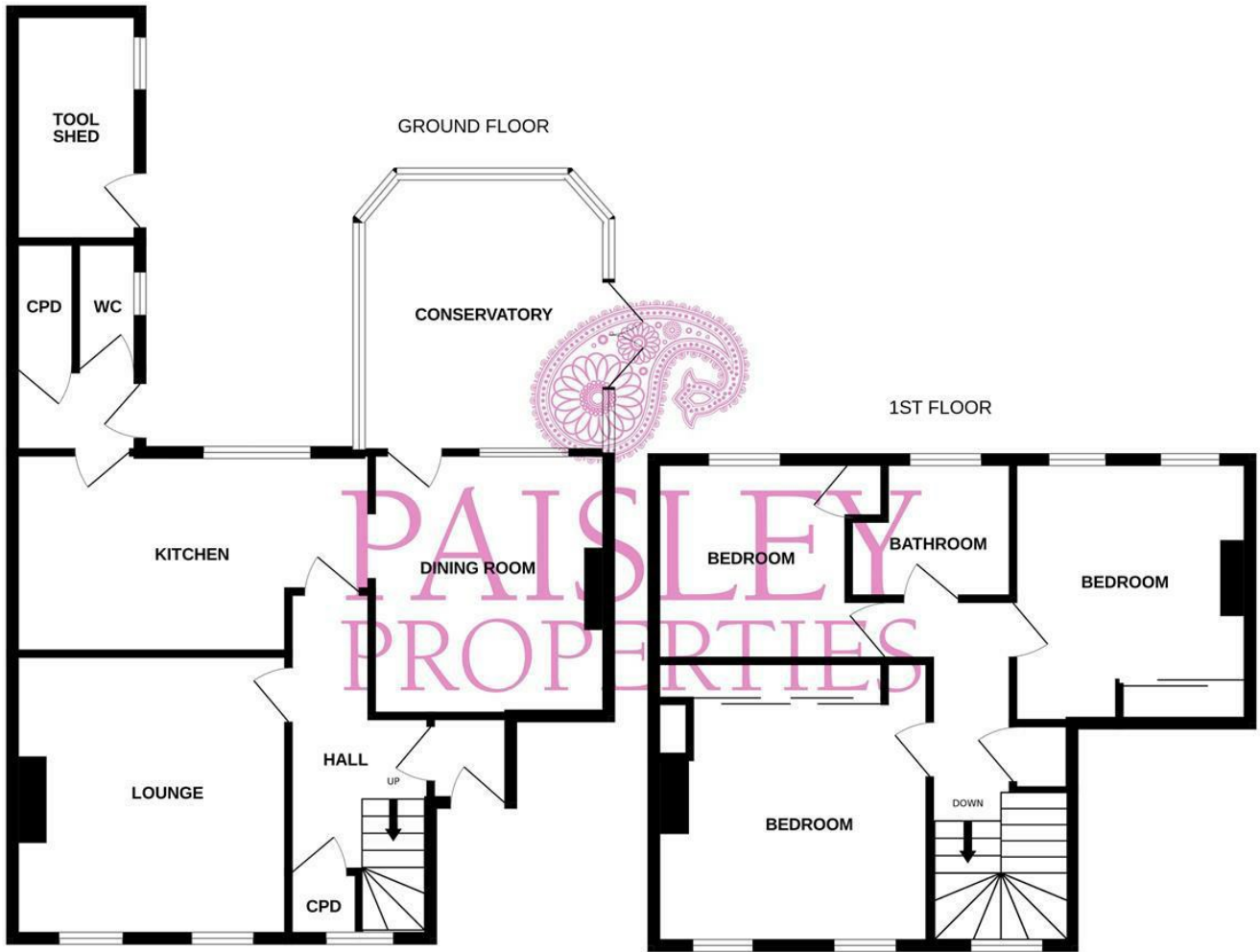
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## **MORTGAGES**

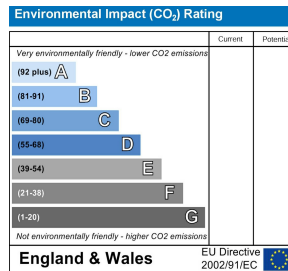
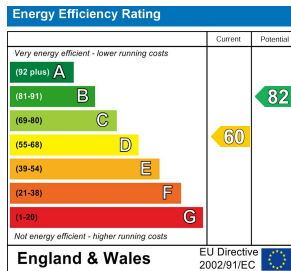
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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