

27 Riverside,
Clayton West HD8 9QN

OFFERS AROUND
£475,000



NEATLY POSITIONED AT THE TOP OF A PEACEFUL CUL-DE-SAC, THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED TRUE BUNGALOW HAS UNDERGONE A FULL PROGRAMME OF RENOVATION AND BOASTS SPACIOUS LIVING ACCOMMODATION, MODERN FIXTURES AND FITTINGS, REAR GARDEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

ENERGY RATING: B / FREEHOLD / COUNCIL TAX BAND: E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove your coats and shoes on arrival. There is laminate flooring and a handy cupboard provides space to store coats and shoes and also includes the boiler controls. A loft hatch provides access into the loft space which is boarded and houses the combination boiler and doors lead to the dining kitchen, lounge, bedroom two and shower room.



DINING KITCHEN 20'0" max x 16'1" max

Positioned to the rear of the property, this incredibly impressive dining kitchen really is the ideal space for entertaining friends and family and is fitted with a range of wood effect wall and base units, marble work surfaces, white tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, microwave, four ring induction hob, extractor fan, fridge freezer and dishwasher. There is space / plumbing for a washing machine and tumble drier and a kitchen island with a breakfast bar provides a great place for informal dining. Rear facing windows overlook the garden, there are spot lights to the ceiling, laminate flooring underfoot and there is ample space for a family dining table and chairs. An external uPVC door opens to the garden and glazed doors open back to the entrance hallway.





BEDROOM TWO 17'5" max x 9'1" max

Situated to the front of the property, this superb double bedroom has an abundance of space for freestanding furniture and benefits from a fitted mirrored wardrobe to one wall. Dual aspect windows fill the room with light, there is spot lighting to the ceiling and neutral decor. A door leads to the entrance hallway.



SHOWER ROOM 5'5" max x 8'5" max

Fitted with a contemporary three piece white suite including a double walk in shower cubicle, vanity wall mounted hand wash basin and concealed unit WC. The room is fully tiled with neutral wall and floor tiles, there is spot lights to the ceiling and a side facing obscure glazed window floods the room with light. A raised heated towel rail sits to the end of the cubicle and a door leads to the entrance hallway.



LOUNGE 17'5" max x 10'9" max

Connecting the entrance hallway to the rest of the bungalow, this spacious living room is bursting with natural light courtesy of the large front facing window. A lovely gas fireplace creates a nice focal point, coving adds a dash of character, there are spot lights and doors lead to the inner hallway and entrance hall.



INNER HALL / HOME OFFICE 13'10" max x 10'5" max

This versatile space is currently used as a home office but could alternatively make a great snug, hobby room or child's play room. There is a front facing window and doors lead to two bedrooms and the lounge.



BEDROOM ONE 9'0" x 14'9" excl wbes

With patio doors onto the rear garden, this charming master bedroom is beautifully presented and benefits from two fitted wardrobes and still a good amount of space for furniture. Doors lead to the en-suite and inner hallway.



EN-SUITE 6'2" max x 10'2" max

This stylish en-suite is fitted with a four piece white suite including a bath with rainfall style shower and handheld attachment, concealed unit WC, wall mounted vanity hand wash basin and bidet. The room is fully tiled with neutral wall and floor tiles, there is a rear facing obscure glazed window and spot lighting. A door leads to the bedroom.



BEDROOM THREE 10'5" max x 9'4" max

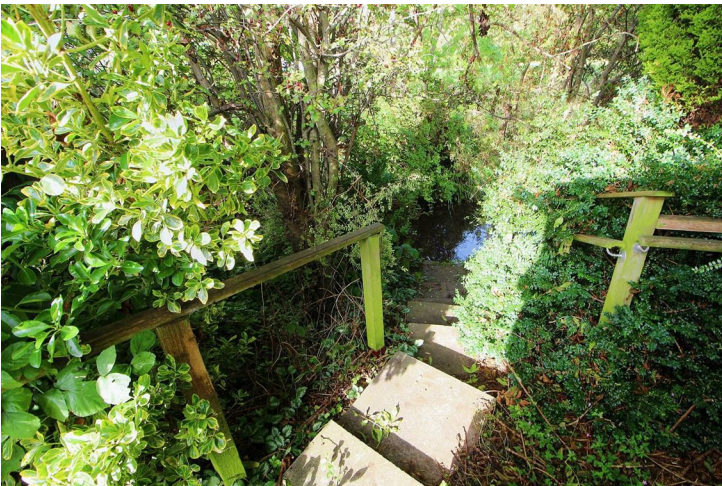
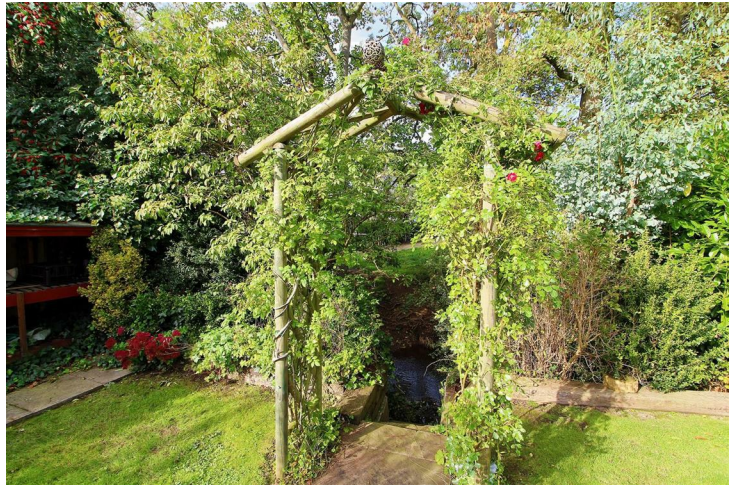
This charming double bedroom is neutrally decorated and enjoys a pleasant outlook over the front garden from its window. There is ample space for bedroom items and a door leads to the inner hallway.



REAR GARDEN

To the rear of the property there is a spectacular garden which is mainly laid to lawn and also has a large patio adjoining the property allowing for al-fresco dining and entertaining. There is a wood store to one side and colourful flowerbeds are fully stocked with plants, shrubs and trees. A beautiful archway leads to stone steps which descend to the riverside and further steps to the other side of the garden also lead to the riverside. A path leads round to the front of the property.





FRONT, GARAGE AND PARKING

To the front of the property there is a lawned garden with a low boundary wall and driveways situated to the front and side providing excellent off road parking opportunity. The driveway to the side runs up to a detached single garage which has power and light.



AGENTS 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 PROPERTIES

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.

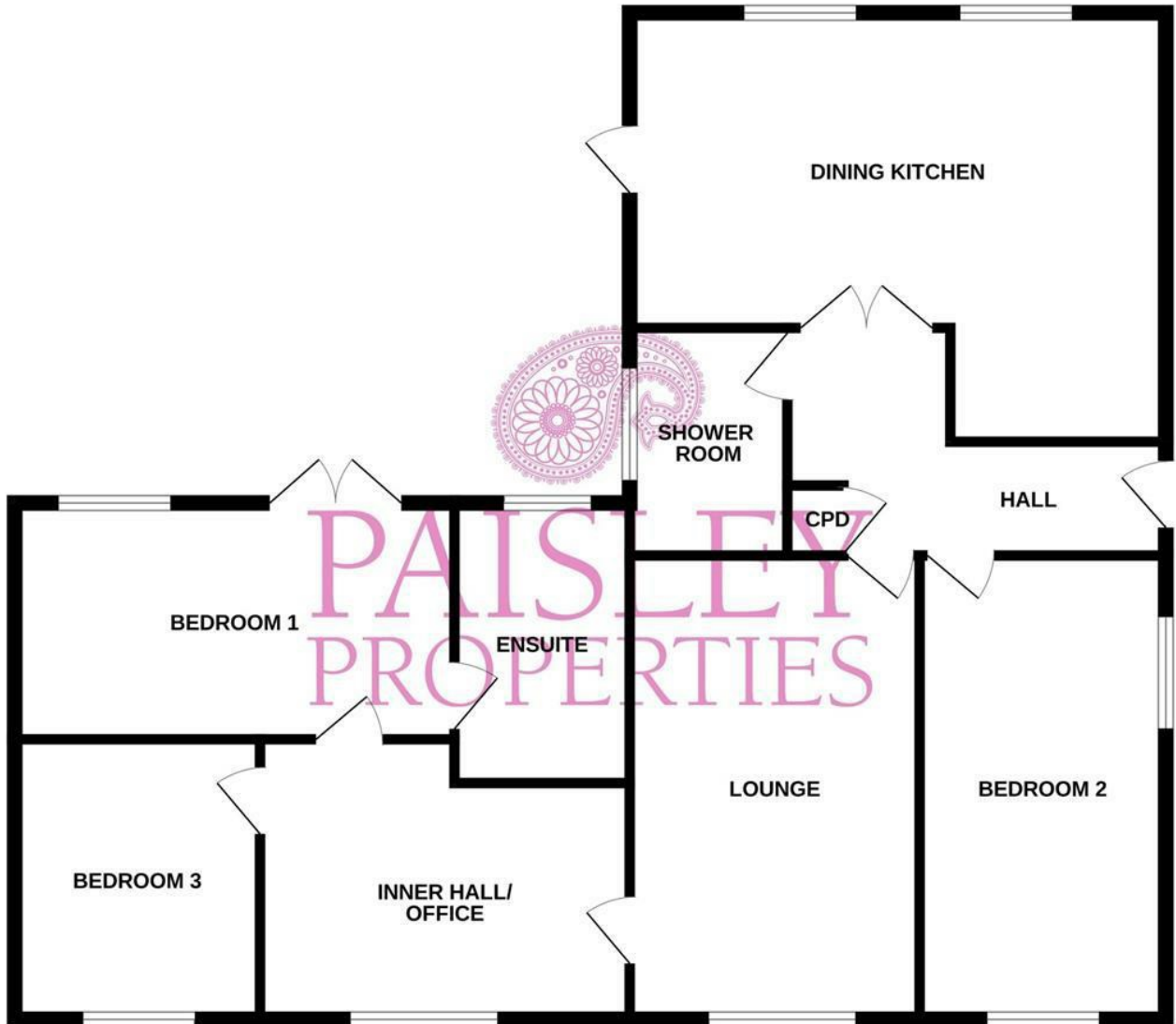
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Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

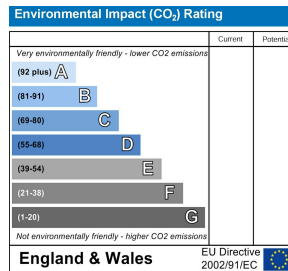
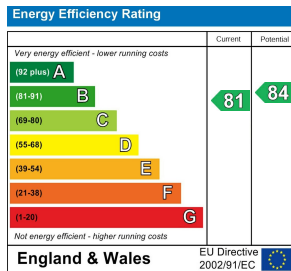
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

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 for a free, no obligation quote or for more information.



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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