

30 Longley Street,
Barugh Green S75 1LA

OFFERS AROUND
£160,000



THIS FABULOUS TWO BEDROOM END TERRACE PROPERTY IS JUST READY TO MOVE INTO HAVING HAD ITS DOWNSTAIRS RECENTLY UPDATED TO A SUPERB STANDARD BY ITS CURRENT OWNER. IT OFFERS SPACIOUS ROOM SIZES AND BENEFITS FROM A LONG REAR GARDEN SPACE PERFECT FOR RELAXATION AND ENTERTAINING IN THE SUMMER MONTHS AND ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING: D

PAISLEY
PROPERTIES

LOUNGE 12'11" x 13'5" max

You enter the property through a striking black uPVC door into the lounge. This room is light and airy courtesy of a large window looking out onto the street. It has been tastefully decorated with a log burner set in an inglenook fireplace with a wooden mantle as a focal point and ample space to accommodate lounge furniture. A high level cupboard to one corner hides the consumer unit / meters. A door leads to the stairwell.



STAIRWELL

A carpeted staircase leading to the first floor ascends from the stairwell which is carpeted and has a tall decorative radiator. Doors lead to the lounge and dining kitchen.

DINING KITCHEN 13'5" x 13'3" max

Located to the rear of the property with a large window flooding the room with natural light and offering garden views, this recently fitted dining kitchen has the real wow factor. White gloss base and wall units are complemented by slim profile black worktops and a composite black sink and drainer with mixer tap over. A black range cooker slots perfectly into the chimney breast and there is space for a washing machine, tumble dryer and tall fridge freezer. Dark grey ceramic tiles adorn the floor and spotlights to the ceiling beautifully illuminate the room. Doors lead to the cellar and the stairwell whilst an exterior door allows access to the garden.



FIRST FLOOR LANDING 3'8" x 11'3" max

A staircase ascends from the stairwell to the first floor landing which is carpeted and has spotlights to the ceiling. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 13'5" x 13'7" max

Positioned to the front of the property with a window overlooking the street, this good sized double bedroom has ample space for freestanding items of bedroom furniture. A door leads to the landing.



BEDROOM TWO 13'5" x 9'9" narrowing to 4'9" max

Located to the rear of the property is this good second bedroom that can accommodate a double bed alongside other items of freestanding bedroom furniture. A rear facing window looks out over the rear garden and beyond. A handy cupboard houses a ladder which provides access to the attic room and there is carpet underfoot. The space is decorated tastefully and there is pendant lighting. A door leads through to the landing.



BATHROOM 4'7" x 8'3" max

Within easy reach of the first floor bedrooms the house bathroom is located to the rear of the property and comprises of a three piece suite including a bath with white side panel and electric shower over, a pedestal hand wash basin with chrome taps and a low rise W.C. The room is fully tiled with beautiful grey marble effect tiles and an obscured glazed window provides lots of natural light. Wood effect vinyl flooring completes the room and an oak door leads through to the landing.



ATTIC ROOM

Accessed via a sturdy ladder configuration from bedroom two, this spacious attic room has carpet underfoot and a fluorescent light fitting.



GARDEN

To the rear of the property and accessed down a gated path to the side is this long enclosed garden space which has been recently landscaped to include stunning white porcelain paving, a generous lawn area and a pond. A lean to shed unit to one side provides garden storage.



~ 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 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.

~ Paisley 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.

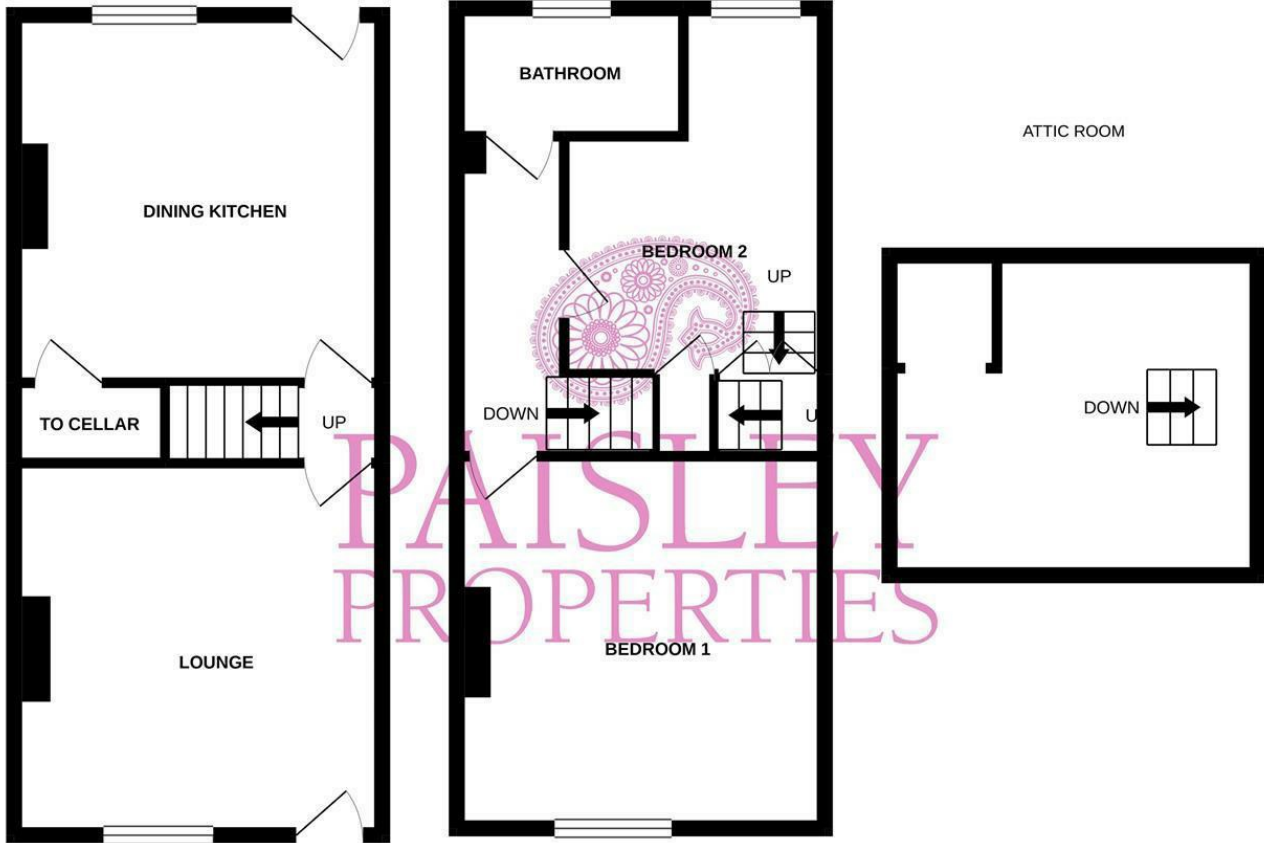
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

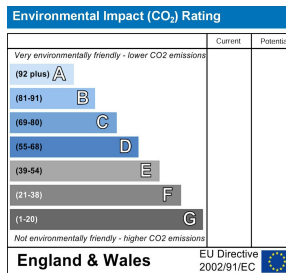
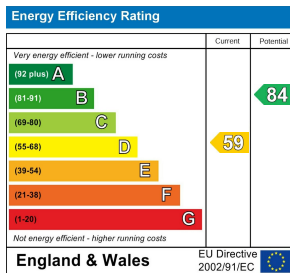
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



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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