

31 Towngate,
Mapplewell S75 6AS

OFFERS IN THE REGION OF
£130,000



A FANTASTIC TWO-BEDROOM MID-TERRACE PROPERTY WITH A WELL-PRESENTED LOUNGE AND KITCHEN, TWO GENEROUSLY SIZED BEDROOMS AND A SPACIOUS REAR GARDEN. IDEAL FOR FIRST-TIME BUYERS OR AS A RENOVATION PROJECT. BENEFITS FROM AN UNATTACHED GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING tbc

PAISLEY
PROPERTIES

ENTRANCE LOUNGE 11'9" apx x 11'8" apx



You enter the property through a uPVC door, which opens directly into the lounge. Positioned at the front of the property, the room overlooks the street and features a wall-mounted gas fire and wood-effect laminate flooring. A door leads through to the kitchen.

KITCHEN 11'0" apx x 12'11" apx



The kitchen is fitted with off-white wall and base units, complemented by black marble effect worktops. While the kitchen would benefit from some modernisation, it offers plenty of potential for a new owner to personalise to their own taste. There is space for a freestanding cooker, washing machine and a dining table to seat four people. Positioned at the rear of the property, the kitchen enjoys views over the garden and is finished with wood-effect laminate flooring. Doors lead back into the lounge and out to the external porch.

EXTERNAL PORCH 5'2" apx x 4'4" apx



The external porch provides a useful additional space, ideal for storing outdoor clothing, shoes and other household items. A door leads directly out to the garden, with a further door providing access back into the kitchen.

LANDING 5'5" apx x 8'7" max

The first-floor landing is accessed via stairs from the kitchen and provides access to both bedrooms and the shower room. A further door leads to a staircase providing access to the attic.

BEDROOM ONE 11'7" apx x 11'3" px



This bright and airy double bedroom is positioned at the front of the property and offers plenty of space for freestanding furniture. Decorated in neutral tones, the room also benefits from an additional cupboard, providing useful extra storage. A door leads back onto the first-floor landing.

BEDROOM TWO 10'0" apx x 7'7" apx



Positioned at the rear of the property, this cosy double bedroom offers space for freestanding furniture. A sliding door leads directly into the shower room, making practical use of the available space.

SHOWER ROOM 11'1" max x 3'10" max



The shower room has an Individual layout , making use of the available space. It comprises an electric shower with a handheld attachment within an enclosed cubicle, a white wash basin with mixer taps and a low-level WC. Doors provide access to both the first-floor landing and bedroom two.

ATTIC ROOM 11'8" max x 4'3" max



The additional attic room offers a versatile space that could be used as a dressing room, home office or for extra storage. The family bathroom is also located on this floor, making good use of the available space. A door leads through to the family bathroom, while a further door provides access back to the first-floor landing.

FAMILY BATHROOM 10'1" max x 5'2" max



The family bathroom is located within the attic and features a cottage-style finish. It comprises a white panelled bath, a low-level WC and a Velux window providing natural light. There is also storage space within the eaves, although this is not currently in use. A door leads back into the attic room.

REAR GARDEN



The rear garden is fully paved, offering a low-maintenance outdoor space with room for potted plants and small garden furniture. Enclosed by brick walls, the garden provides a private setting, with rear access available via a gate.

FRONT



To the front of the mid-terraced property, there is a detached garage with private parking available, providing useful off-road parking and additional 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 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:

NONE

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.

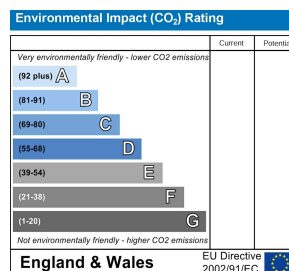
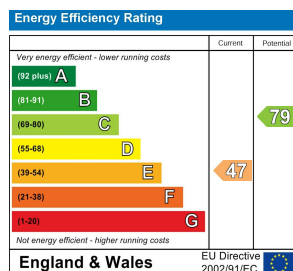
You are advised to check availability and book a viewing appointment prior to travelling to view.

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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