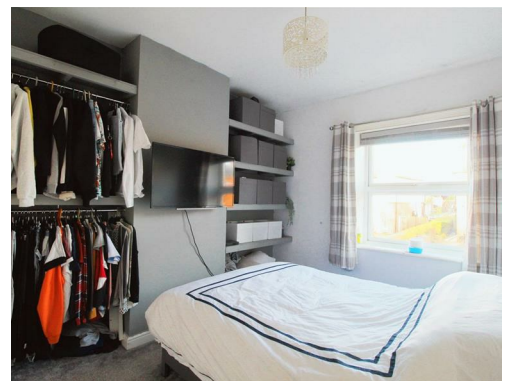


107 Nettleton Road,
Dalton HD5 9TE

OFFERS AROUND
£130,000



THIS CHARMING THREE BEDROOM MID TERRACE PROPERTY BOASTS SURPRISINGLY SPACIOUS LIVING ACCOMMODATION AND BENEFITS FROM A CONSERVATORY, GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'3" x 3'9"

This handy entrance porch with practical laminate flooring allows space to remove and store outdoor clothing and shoes. A door opens to the entrance hallway.

ENTRANCE HALLWAY

You enter the property through a Upvc door into the entrance hallway. A staircase with timber balustrade ascends to the first floor landing and a door leads through to the lounge.

LOUNGE 14'0" x 14'0"

This beautifully decorated and spacious lounge has an electric fire with timber effect surround, offers ample space for a range of living room furniture and a large window gives views over the front patio garden. Laminate flooring flows underfoot and doors lead through to the kitchen and back to the entrance hallway.



KITCHEN 17'2" x 7'3"

This attractive kitchen is fitted with a range of timber wall and base units, one housing the recently fitted boiler, contrasting roll top work surfaces with tile splash backs and stainless steel sink and drainer with chrome mixer tap over. Appliances within the kitchen include an integrated electric oven and four electric ring hob with extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. A rear facing window looks into the conservatory, spotlights to the ceiling and laminate flooring underfoot completes the look. A door leads through to the cellar steps, lounge and an external door opens to the conservatory.



STORAGE CELLAR

The cellar is great for the additional storage of household items, has lighting and stairs ascend to the kitchen.

CONSERVATORY 12'5" x 8'8"

This great addition to the property is currently being used as a dining room, has space for freestanding furniture, laminate flooring underfoot and has views of the rear garden from its windows. A patio door opens to the garden and a door leads back through to the kitchen.

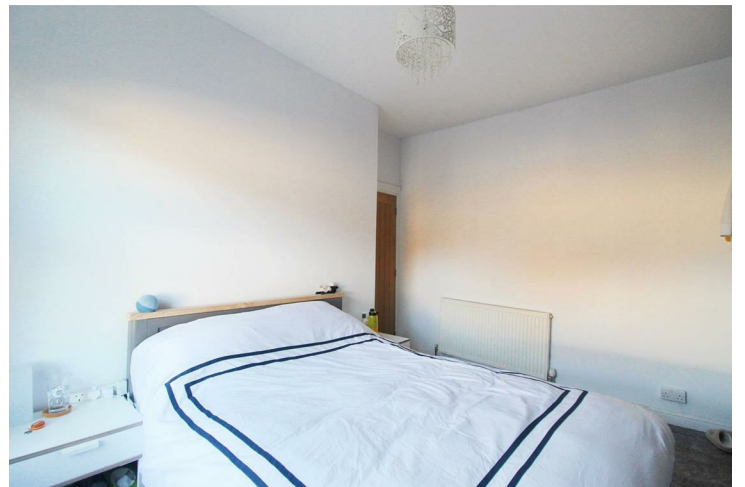
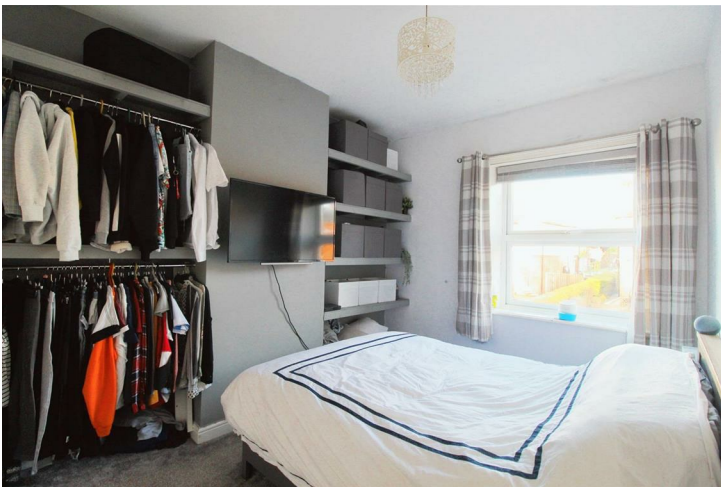


FIRST FLOOR LANDING

A staircase with timber balustrade ascends from the entrance hallway to the first floor landing where there is loft access and doors lead to three bedrooms and the bathroom.

BEDROOM ONE 12'10" x 10'11"

This generous sized double bedroom positioned to the front of the house has fitted shelving and hanging space and room for freestanding furniture. A large window gives views over the street scene below and a door leads on to the landing.



BEDROOM TWO 10'11" x 7'8" max

This neutrally decorated double bedroom has space for freestanding furniture, laminate flooring underfoot and is positioned at the rear of the property with views over the garden. A door leads on to the landing.



BEDROOM THREE 9'4" x 7'2" max

Another double bedroom which is currently used as a dressing room. The room has a bulk head storage space and a front facing window overlooks the street scene below. A door leads on to the landing.



BATHROOM 8'6" x 4'9"

This modern bathroom is fitted with a three piece white suite, including a bath with waterfall shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is partially tiled with complimentary tile flooring, a rear window, chrome heated towel radiator and a door leads to the first floor landing.



REAR GARDEN

There is a fence enclosed private garden to the rear which has a lawn and patio areas ideal for outdoor dining and with room for garden furniture. The garden can be accessed through a timber gate at the bottom of the garden and down a timber decked staircase from the conservatory.



EXTERNAL FRONT

You enter through a wrought iron gate into this good size patio area with space for garden furniture and pots/planters if desired.





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.

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.

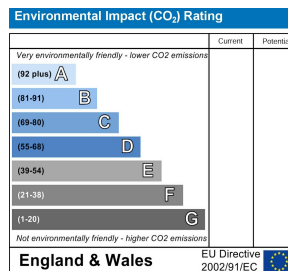
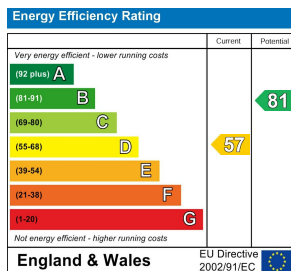
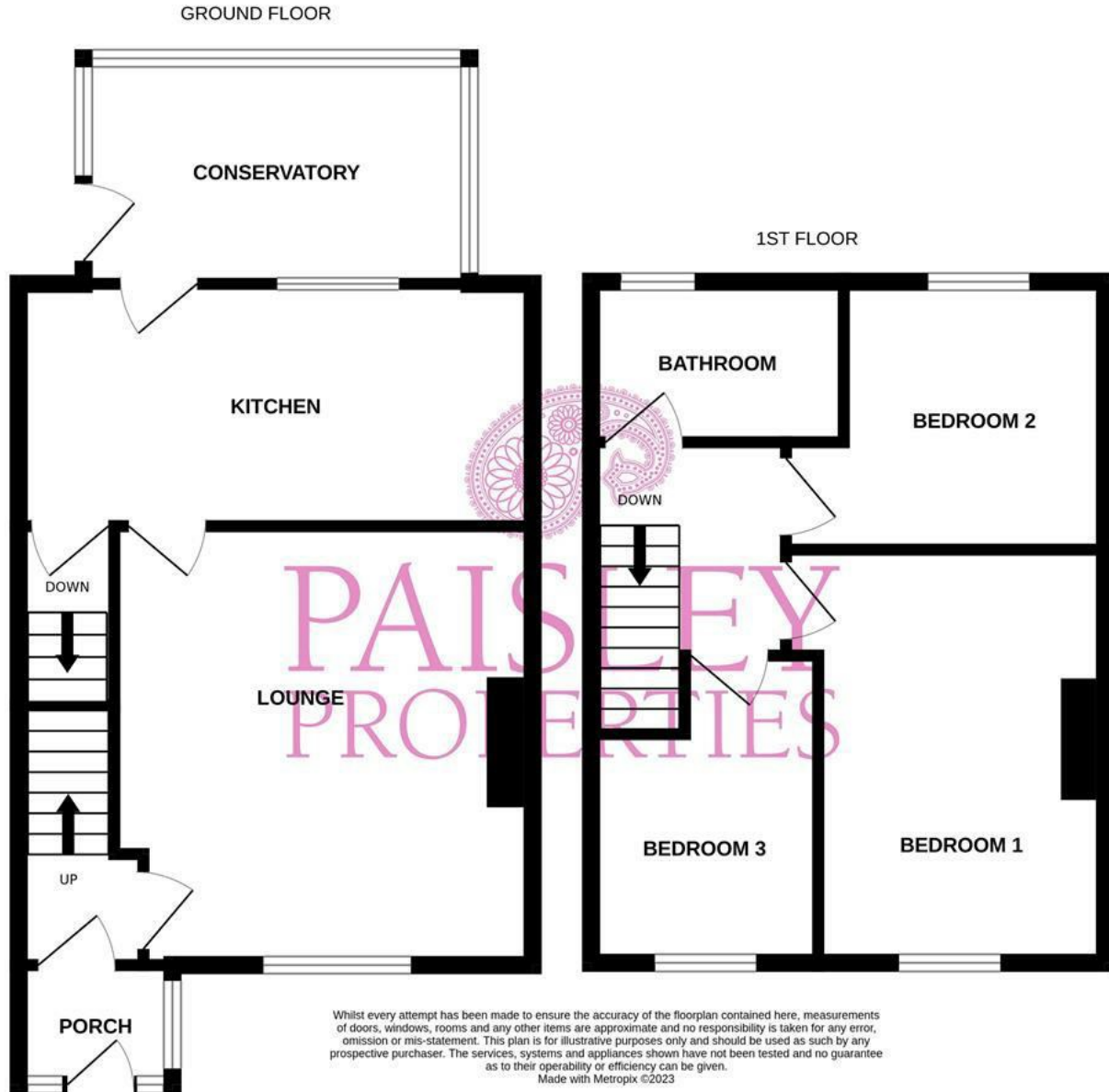
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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



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