55 Moorland Avenue, Staincross S75 6NH

OFFERS IN THE REGION OF
£315,000















A THREE DOUBLE-BEDROOM DETACHED BUNGALOW OFFERED AS A RENOVATION PROJECT IN THE SOUGHT-AFTER AREA OF STAINCROSS. BENEFITING FROM A KITCHEN, DINING ROOM, UTILITY ROOM, LOUNGE, FAMILY BATHROOM AND SEPARATE W.C. GENEROUS REAR GARDEN, PRIVATE DRIVEWAY AND DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE PORCH 5′6″ apx x 5′10″ apx





The property is entered via French doors, which open directly into a spacious entrance porch. The porch offers ample room for freestanding furniture and features attractive wooden surrounds, complemented by ceramic tiled flooring. Internal glazed double doors then provide access directly into the main accommodation.

INNER HALL 5′7″ apx x 18′8″ apx





A generous-sized inner hall providing direct access to all rooms within the property. Although relatively narrow, the hallway has a spacious feel and offers plenty of room for freestanding furniture. The layout provides a practical and welcoming central point from which the accommodation flows.

LOUNGE 10'11" apx x 17'11" apx





The heart of the home, this bright and airy lounge features a large window overlooking the front of the property and driveway, allowing plenty of natural light to fill the room. An electric fire with wooden surround provides a focal point and adds warmth and character. Two doors provide convenient access, one leading through to the dining room and the other returning to the inner hallway.

DINING ROOM 8'2" apx x 11'4" apx



A generous dining room offering an excellent space for hosting and entertaining, positioned to the rear of the property with pleasant views over the garden. The room provides ample space for a dining table with six chairs, as well as additional freestanding furniture. Doors provide direct access into the kitchen, while a further door leads back into the lounge, creating a convenient and sociable flow between the rooms.

KITCHEN 8'9" apx 8'10" apx





This traditional-style kitchen has a warm, original feel, with beige wall and base units complemented by matching beige worktops and coordinating tiled surrounds. The kitchen features a single-bowl sink and drainer with separate taps, along with a freestanding traditional-style gas oven with a four-ring hob. Three doors provide convenient access to the inner hallway, dining room and utility room, creating a practical connection between the main areas of the home.

UTILITY ROOM 8'7" apx x 8'9" apx



This useful utility room is housed within the property's original conservatory-style extension, providing a practical space for laundry and additional storage. There is room for appliances and storage units, making good use of the available space. Doors lead back through to the kitchen, with direct access to the rear garden.

BEDROOM ONE 10′2″ apx x 12′2″ apx




A generous double bedroom positioned at the front of the property, enjoying views towards the street and benefiting from plenty of natural light. The room offers excellent proportions with ample space for a range of freestanding bedroom furniture, creating a comfortable and versatile living space. A door leads directly back into the inner hallway.

BEDROOM TWO 10′11″ apx x 12′9″




Another well-proportioned double bedroom, positioned to the side of the property and offering excellent floor space. The room provides plenty of space for freestanding bedroom furniture while retaining a comfortable and spacious feel, making it an ideal second bedroom or versatile additional living space. A door provides access back into the inner hallway.

BEDROOM THREE 8'10" x apx 9'6" apx





The smallest of the three bedrooms, yet still generously sized, this double bedroom is positioned to the rear of the property. There is ample space for freestanding furniture, and a door leads back onto the landing hallway.

FAMILY BATHROOM 5′2″ apx x 5′6″ apx



This traditional family bathroom retains its original pink suite, complemented by matching pink surround tiles. Positioned to the rear of the property, the room benefits from a frosted window, providing natural light while maintaining privacy. The suite includes a hand wash basin with separate taps and a bath with an electric handheld shower and hand rail for added support. While a door leads back into the inner hallway.

SEPARATE W.C 2'7" apx x 5'8" apx



A separate WC with a traditional pink suite and matching pink tiles surrounding the room. The room benefits from a frosted window, providing privacy, and features a low-flush WC. A door leads back into the inner hallway.

REAR GARDEN







A great space for hosting and outdoor entertaining, this private garden is laid partly to lawn and partly paved, providing a versatile outdoor space. There is direct access from both the utility room and the driveway. A small brick wall divides the lawn from the paved area, while the enclosed setting provides a good level of privacy.

FRONT/DRIVEWAY





A generous front garden provides excellent kerb appeal, with a private driveway offering ample parking for multiple vehicles. A good-sized lawn sits directly in front of the property, creating a spacious outdoor area and offering potential for extension, subject to the necessary planning permissions. The property also benefits from an attached garage, complete with windows and electricity, offering excellent additional storage or potential for a variety of uses.

MATERIAL INFORMATION MAPPLEWELL
ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

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.

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.

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.

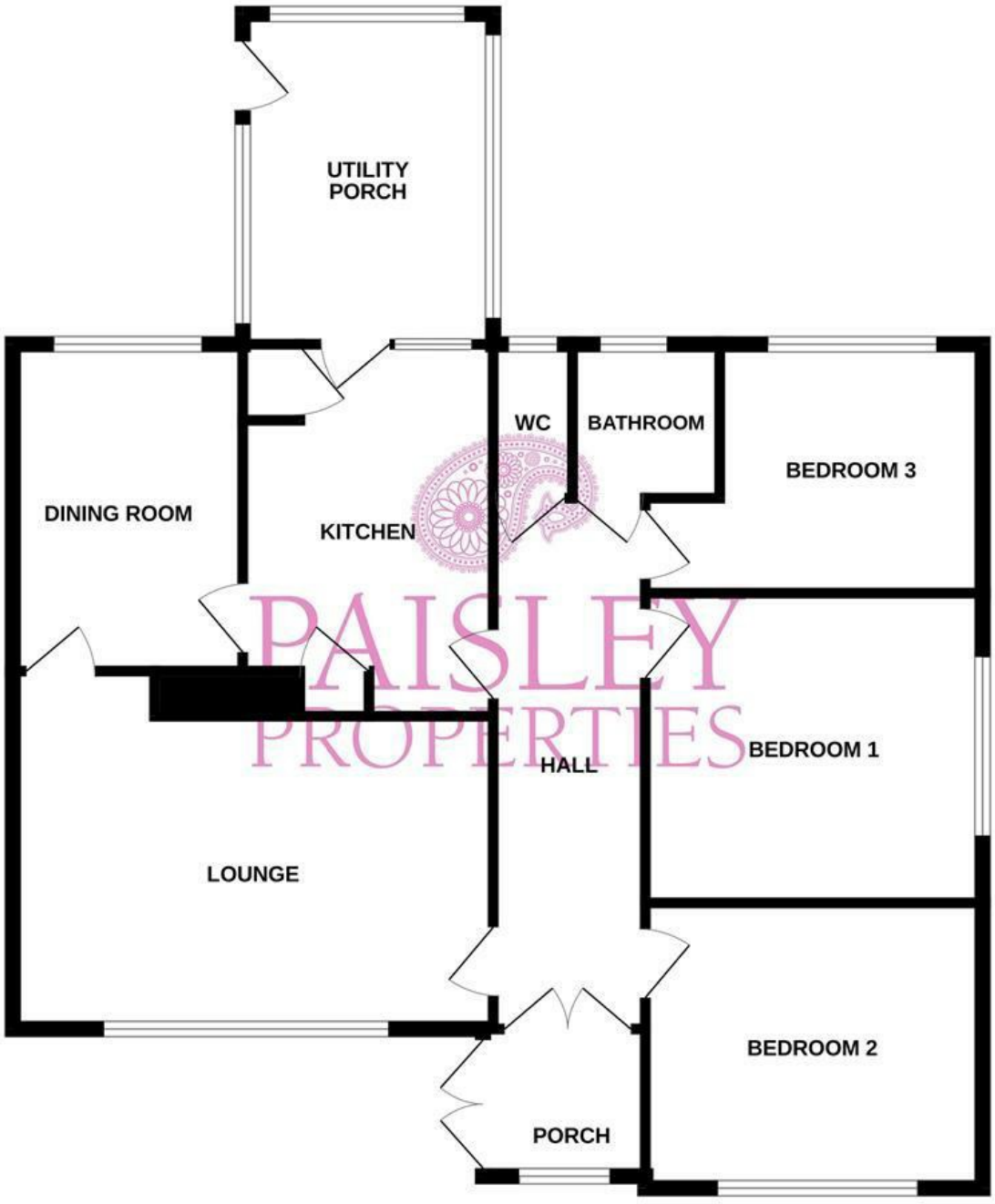
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 MORTGAGES MAPPLEWELL
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. *



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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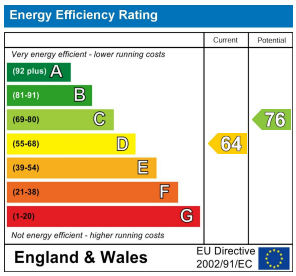

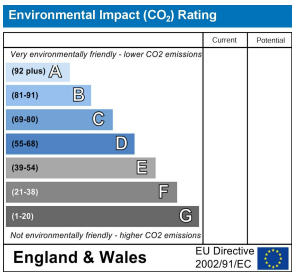

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