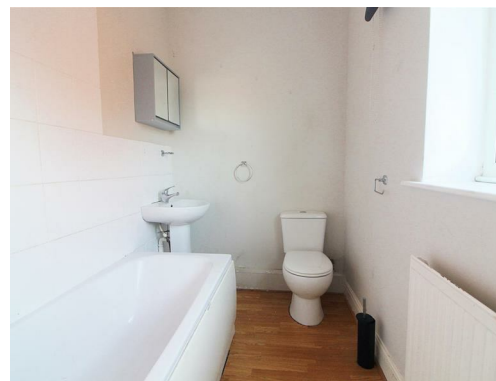


6 Woodbine Terrace,
Clayton West HD8 9PY

OFFERS AROUND
£140,000



OFFERED WITH NO VENDOR CHAIN, THIS SPACIOUS TWO/THREE BEDROOM END TERRACE PROPERTY INCLUDES GOOD SIZED LIVING ACCOMMODATION, ATTIC ROOM (POTENTIAL THIRD BEDROOM), OFF ROAD PARKING AND ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY
PROPERTIES

DINING KITCHEN 12'5" max x 13'11" max

You enter the property through a part glazed uPVC door into this wonderful dining kitchen which is a great space to sit and enjoy meals with loved ones. The kitchen is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces, large tiled splash backs and a sink and drainer with mixer tap over. There is space/plumbing for an electric cooker, washing machine and dishwasher and laminate flooring completes the room. An alcove benefits from fitted cupboards, there is a handy storage space under the stairs and a door leads to the lounge.



LOUNGE 10'9" max x 12'2" max

This cosy lounge has a good amount of space for freestanding furniture and a rear facing window which fills the room with light. There is a chimney breast with alcoves to either side and doors lead to the lounge and rear hallway which has stairs to the first floor and a door to the garden.

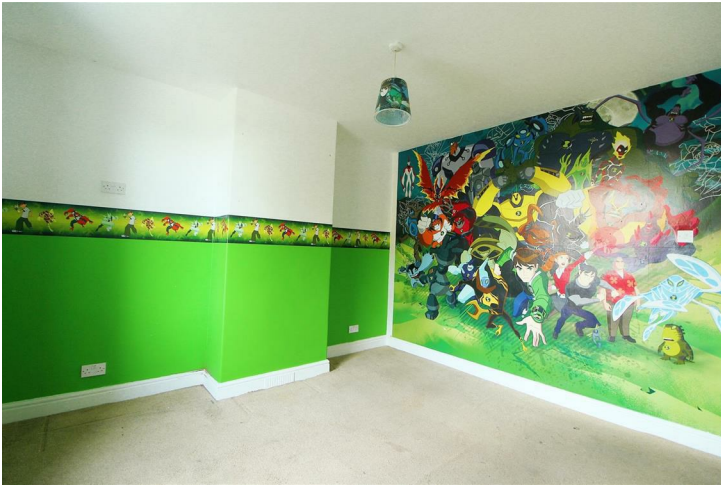


FIRST FLOOR LANDING

Stairs ascend from the rear hallway to the first floor landing which has doors to the two bedrooms and house bathroom.

BEDROOM ONE 10'9" max x 12'2" max

Located to the rear of the property, this generously sized double bedroom has a large rear facing window, chimney breast and alcoves. A door leads to the landing and a staircase ascends to the attic room.



ATTIC ROOM 12'8" max x 16'2" max

Stairs ascend from bedroom one to this impressive attic room which is currently used as a bedroom but could alternatively make a great home office, hobby room or child's room. There is a Velux window which fills the room with natural light and neutral decor throughout. With some reconfiguration there is the potential to convert this property into a three bedroom home using this attic room.



BEDROOM TWO 13'11" max x 8'4" max

Another good sized double bedroom this time located to the front of the property with views over the quiet street from its window. There is copious amounts of space for bedroom items and a door leads to the landing.



HOUSE BATHROOM 5'1" max x 10'7" max

This house bathroom is fitted with a three piece white suite including a bath with shower over, low level WC and pedestal hand wash basin. The room is partially tiled with white wall tiles, there is complimentary laminate flooring and a side facing obscure glazed window. A handy cupboard provides space to store towels and linen and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a peaceful enclosed garden which is mainly laid to lawn and has a patio adjoining the property. A gate leads out to the side.



FRONT / PARKING

To the front of the property there is an off road parking space and room for bin storage.

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.

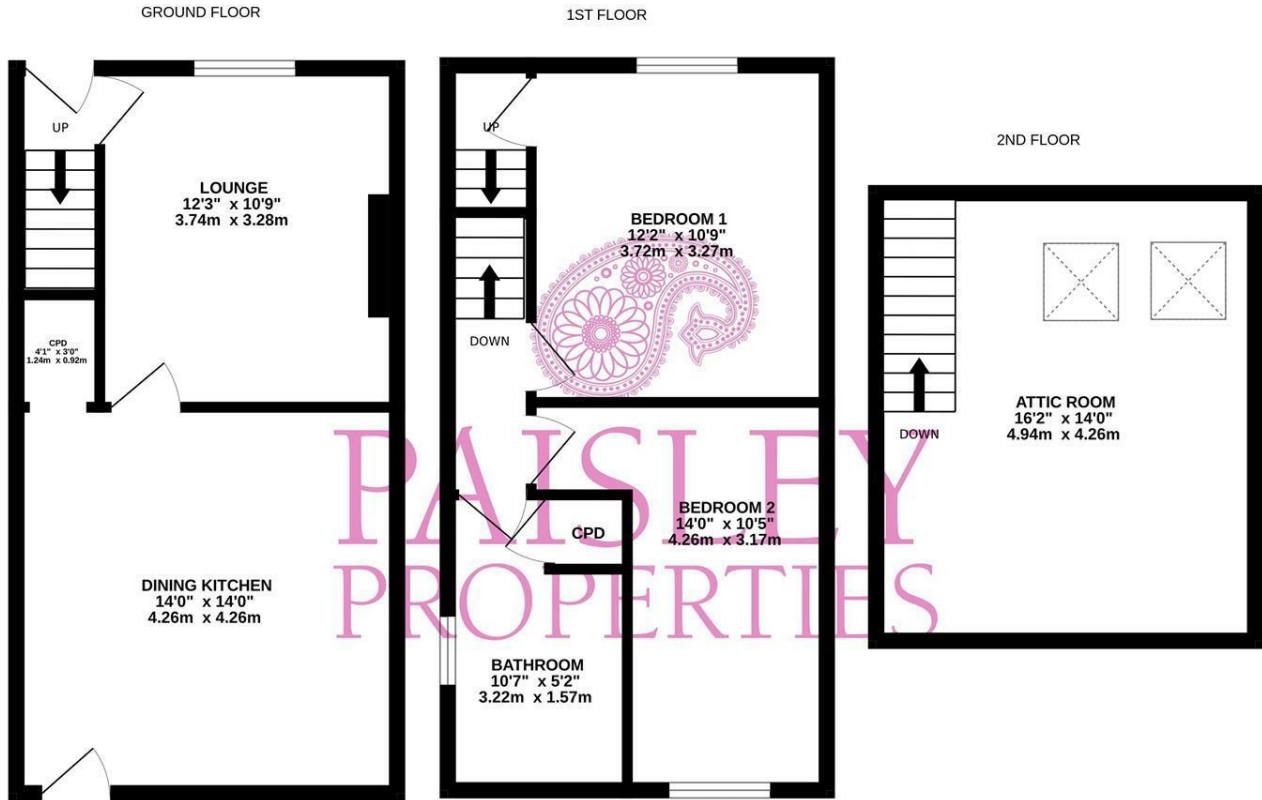
PAISLEY MORTGAGES

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.

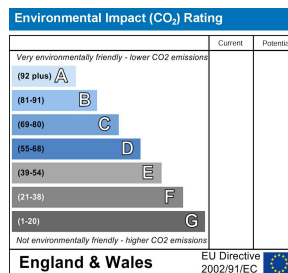
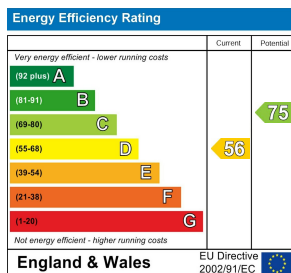
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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