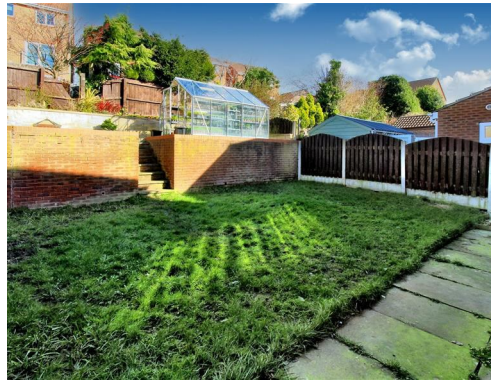


35 St. Andrews Drive,  
Darton S75 5LX

PCM  
£995 PCM



POSITIONED ON A SOUGHT AFTER RESIDENTIAL DEVELOPMENT IN THE THRIVING VILLAGE OF DARTON IS THIS LOVELY THREE BEDROOM DETACHED FAMILY HOME BOASTING A WELL PRESENTED LIVING/DINING ROOM, THREE GENEROUS SIZED BEDROOMS AND A FANTASTIC ENCLOSED GARDEN TO THE REAR. THE PROPERTY ALSO BENEFITS FROM A GARAGE AND DRIVEWAY.

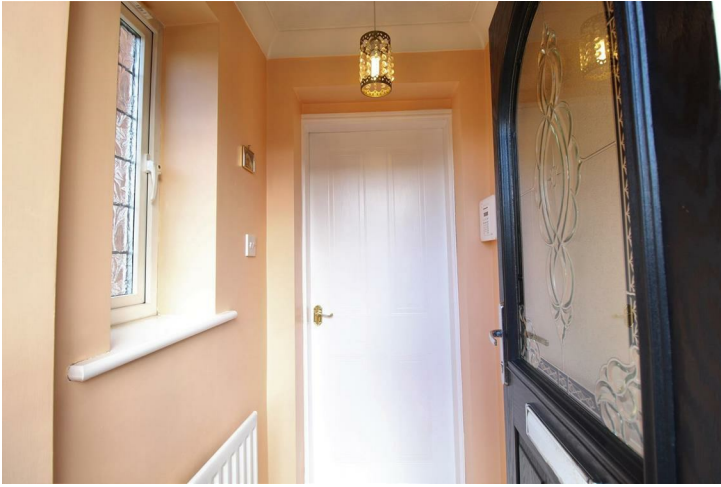
AVAILABLE FROM MAY 2024 / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / £1145 BOND / COUNCIL TAX BAND: C / EPC: C

PAISLEY  
PROPERTIES



### **ENTRANCE PORCH 3'4" x 4'1"**

You enter the property through a partially glazed composite door in to a welcoming entrance porch which has space to remove and store outdoor clothing. A side facing window allows natural light in, there is wood effect laminate underfoot which continues through the downstairs and a door leads through to the lounge.



### **LOUNGE 11'6" x 15'3"**

The lounge is just one section of the very impressive open plan entertainment space, incorporating the dining room. This is a lovely, well-proportioned room with a large front facing window which floods the space with light. The room is tastefully decorated with wood effect laminate underfoot and there is ample space for freestanding furniture. A door leads through to the entrance porch, an opening leads to the dining room and open staircase ascends to the first floor landing.



### **DINING ROOM 8'2" x 9'10"**

The dining room is positioned to the rear of the property with access to the garden via French doors. There is space for a family dining table and chairs, neutral decor to the walls and wood effect laminate to the floor. A door leads through the kitchen.



### **KITCHEN 8'3" x 11'3"**

This stylish kitchen is fitted with wood wall and base units, complementary beige worksurfaces, sink with drainer and mixer tap over and cream tile splashbacks. There is an integrated electric oven, four ring gas hob with overhead extractor, space for a freestanding fridge freezer and plumbing for a washing machine. A handy cupboard provides excellent storage for household items and a triple panel window overlook the rear garden. There is decorative vinyl underfoot and a partially glazed door allows access to the rear garden. A door leads through the dining room.



### **FIRST FLOOR LANDING 10'1" x 8'5"**

A spindle staircase ascends from the living/dining room to the first floor landing where there is loft access via a hatch with pull down ladder and two handy cupboards provide excellent storage. A side elevation window fills the space with natural light and doors lead through to three bedrooms and house bathroom.





### **BEDROOM ONE 10'3" x 11'3"**

This generous sized master bedroom is positioned to the rear of the property with views to the garden through its window. The room benefits from a bank of fitted wardrobes with further space for free standing furniture. There is tasteful decor to the walls and a door leads through to the en-suite and landing.



### **EN-SUITE 8'9" x 3'1"**

Neatly tucked away in the corner of the master bedroom is this modern en-suite that comprises of a three piece suite including a shower cubicle with glass folding door, vanity hand wash basin with waterfall tap over and low level W.C. The walls are fully tiled with attractive grey tiles and there is wood effect tiling underfoot. A side obscure glazed window floods the room with natural light and door leads back through to the bedroom.



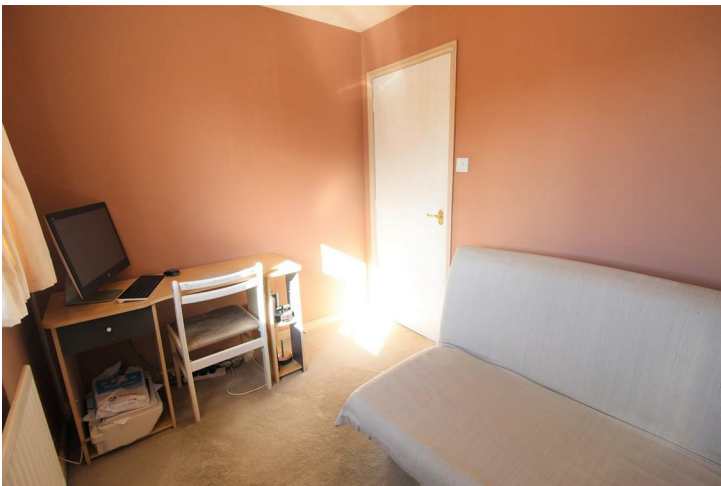
### **BEDROOM TWO 11'3" x 10'2"**

Another good sized bedroom this time positioned to the front of the property and boasting far reaching views through its window. There is an abundance of space for free standing furniture, stylish decor to the walls and a door leads through to the landing.



### **BEDROOM THREE 7'1" x 8'6"**

This versatile third bedroom is currently being used as a guest room but would alternatively accommodate a small double bed, make a great home office or hobby room. A front facing windows has a similar outlook to bedroom two, there is space for free standing furniture and a door leads through to the landing.



### **HOUSE BATHROOM 6'4" x 6'3"**

This contemporary house bathroom is fitted with a white three piece suite which comprises of a bath with traditional tap and separate shower head, pedestal hand wash basin and low level W.C with push flush. There is decorative partial tiling to the walls, an obscure glazed rear facing window and dark grey tiling underfoot. A door leads through to the landing.



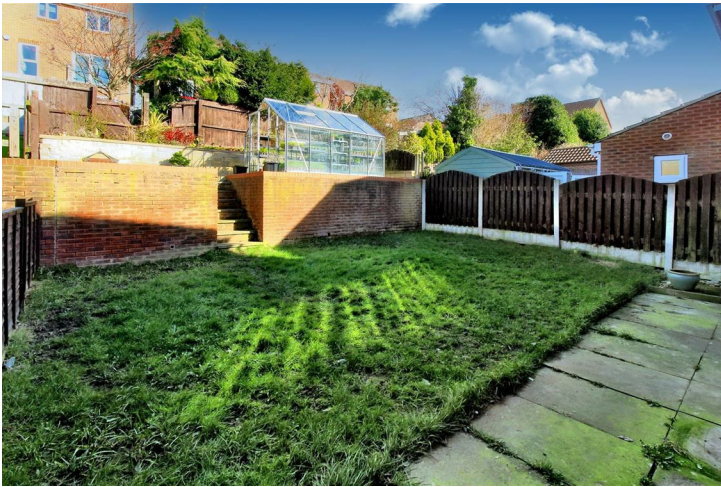


### **FRONT AND PARKING**

To the front of the property there is a pretty lawn which adds a splash of colour to the frontage followed by a double driveway which leads to the integral single garage which has an up and over door, power and light.

### **REAR GARDEN**

To the rear of the property is this attractive, enclosed garden that is set over two levels. A patio adjoins the property and presents the perfect place for outdoor furniture and a large grass lawn sits in front. To the rear of the garden is a raised patio laid with rainbow sandstone and an attractive greenhouse all enclosed by shrubs, plants and a boundary wood fence. A side path allows access to the front of the property.



### **~ New Lettings Info ~**

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

### **~ 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 ~**

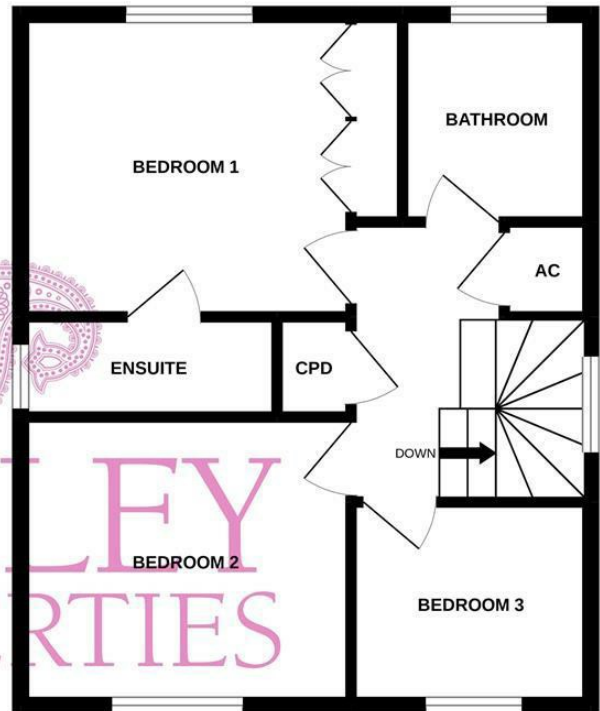
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

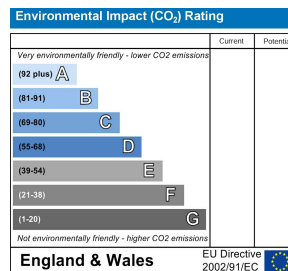
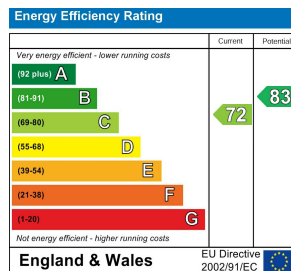
GROUND FLOOR



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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