

33 Haigh Lane,  
Haigh S75 4DA

OFFERS AROUND  
£170,000



RECENTLY RENOVATED TO A FABULOUS FINISH WITH TASTEFUL DECOR, THIS SUPERB TWO BEDROOM TERRACED PROPERTY IS JUST READY TO MOVE INTO. IT BENEFITS FROM OPEN VIEWS TO THE FRONT, AN ENCLOSED REAR GARDEN SPACE AND ROADSIDE PARKING.  
FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: E

PAISLEY  
PROPERTIES

### **LOUNGE 12'10" x 13'11" max**

You enter the property through a composite door into a welcoming spacious lounge which is bursting with character and has a multi-fuel burner in an inglenook brick fireplace as a lovely focal point. Either side of the chimney breast are arched alcoves which have wall lights and make perfect homes for freestanding furniture items. A large front facing window allows an abundance of natural light to enter and offers views over the fields opposite. Practical grey wood effect laminate runs underfoot and continues through the archway which leads to the dining kitchen.



### **DINING KITCHEN 13'10" x 8'10" max**

Positioned to the rear of the property with a part glazed uPVC door leading to the rear garden and a window allowing natural light to flood in. this compact dining kitchen has been recently fitted with a mixture of latte and white base and wall units, white laminate worktops, white tiled splashbacks and a ceramic sink with a mixer tap with shower attachment over. There is a lovely designated dining area to one end and space for a dining table with a pendant light fitting over. Grey wood effect laminate flooring adorns the floor. A carpeted staircase with a painted wood balustrade ascends to the first floor and an archway leads to the lounge.





### **FIRST FLOOR LANDING 3'4" x 4'7" max**

A carpeted staircase ascends from the kitchen to the first floor landing which has doors leading to the first floor bedroom, bathroom and staircase to the attic bedroom.

### **BEDROOM ONE 12'8" x 12'11" max**

Flooded with natural light courtesy of a front facing window offering open views over the fields, this charming double bedroom benefits from built in cupboards providing a superb amount of clothes storage and there is further space to accommodate freestanding bedroom furniture items. A sloping ceiling to one wall adds interest. A door leads to the landing.



### **BATHROOM 8'0" x 10'3" max**

This fantastic bathroom is beautifully equipped with a three piece white suite comprising of a low level W.C., pedestal wash basin with Victorian style taps and a bath with an electric shower over. The room is partially tiled with white tiles and there are painted floorboards running underfoot. Two roomy cupboards, one housing the property's recently installed electric boiler, offer a good amount of storage for household and bathroom essentials. An obscure window allows natural light to enter and a door leads to the landing.



### **ATTIC BEDROOM (BEDROOM TWO) 15'5" x 13'10"**

Accessed via a staircase from the landing, this fabulously spacious bedroom is nestled in the eaves and comfortably accommodates two double beds whilst still having ample space for other furniture items, currently a home office space to one corner. A Velux window allows natural light to flood in and neutral décor gives the room a really light and airy feel. There is a loft hatch and eaves storage.



### **EXTERIOR**

To the front of the property is a low maintenance walled garden with a path leading to the front door. To the rear is an enclosed decked area which is perfect for garden furniture and al fresco dining in the summer months. Beyond the decked area is a shared access way for vehicular access at the rear. Red brick outbuildings provide some storage for garden items and there is also a coal shed/wood store.



### **~ 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.

### **~ 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.

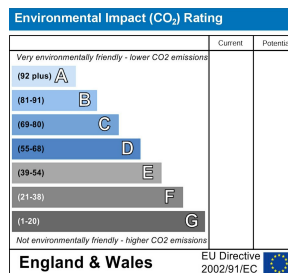
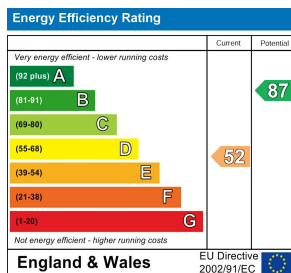
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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](mailto: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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