

9 Edgehill Road,
Staincross S75 6NG

OFFERS AROUND
£165,000



****NO ONWARD CHAIN** THIS UNUSUAL EXTENDED SEMI-DETACHED BUNGALOW IS READY FOR UPDATING AND IS JUST BURSTING WITH POTENTIAL. IT SITS ON A GENEROUS PLOT WITH AN ENCLOSED PRIVATE REAR GARDEN WITH A SUMMERHOUSE AND SHED FOR STORING GARDEN ITEMS. TO THE FRONT IS A WELL ESTABLISHED GARDEN AREA WITH A DRIVEWAY FOR PARKING. FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING: C**

PAISLEY
PROPERTIES

PORCH 6'9" x 3'10" max

You enter the property through a white uPVC door into a porch extension which has windows to either side making it light and airy and the perfect place to remove outdoor clothing and shoes on arrival. A further uPVC door leads into the kitchen.

KITCHEN 8'4" x 11'10" max

Positioned to the front of the property with a window looking out into the front garden, this kitchen is fitted with white base and wall units, grey laminate worktops, cream tiled splashbacks and a cream sink and drainer with mixer tap. There are spaces for undercounter appliances and the property's boiler is situated in here. The walls are a combination of cream painted cladding and cream ceramic tiles. Slate effect vinyl flooring runs underfoot and continues into the hallway. An external uPVC door leads to the porch and a bifold internal door leads to the hallway.



LOUNGE 15'5" x 10'11" max

This spacious lounge has a window looking out into the front garden, it has wood effect laminate flooring, neutral décor and a central light fitting. There is an abundance of space for lounge furniture. A door leads to the hallway.



BEDROOM TWO 10'11" x 11'0" max

This good sized room could be a bedroom or a second reception room. It has wood effect laminate flooring and a central light fitting. French doors lead out to the conservatory. A door leads into the hallway.



CONSERVATORY 14'6" x 7'3" max

Accessed via a set of French doors and steps down, this good sized conservatory has dwarf walls and white frames. A sliding door gives access to the rear garden.



SHOWER ROOM 6'2" x 5'5"

This practical shower room is fitted with a white low level W.C., a compact wall mounted hand wash basin and a step in shower enclosure with electric shower. There are tiles to the shower area and wood cladding to the rest of the walls. Wood effect vinyl flooring runs underfoot. A door leads to the hallway.



DINING ROOM / OFFICE 8'6" x 7'10" max

Sandwiched between the hallway and the bedroom extension with an obscure window letting light through from the conservatory this versatile space could be a dining room, office or playroom. It has practical wood effect laminate underfoot and a spotlight bar to the ceiling. Doors lead to the hallway and bedroom.



BEDROOM ONE 8'11" x 18'9" max

This large bedroom extension benefits from direct access from the front of the property through a white uPVC door, a set of French doors which lead onto a small balcony in the rear garden and ensuite facilities. It could be used as a bedroom or alternatively a reception room or work space. There is ample space for freestanding furniture and practical laminate flooring underfoot. An internal door leads to the dining room / office.



ENSUITE 4'9" x 6'9" max

This contemporary ensuite bathroom is fitted with an unusual white suite comprising of a curved bath with glass shower screen and electric shower over, a dark wood wash stand with ceramic basin with mixer tap and a low level W.C.. The room is fully tiled in burgundy and cream tiles and there is vinyl flooring underfoot. An illuminated mirror and a chrome heated towel radiator complete the scheme. A door leads into the bedroom.



EXTERIOR

To the rear of the property is a generous garden space which has a summer house and shed for storing garden items, there are well established shrubs creating a haven for wildlife. To the front of the property mature trees planted in the front garden provide privacy and a gated driveway offers parking.

~ 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.

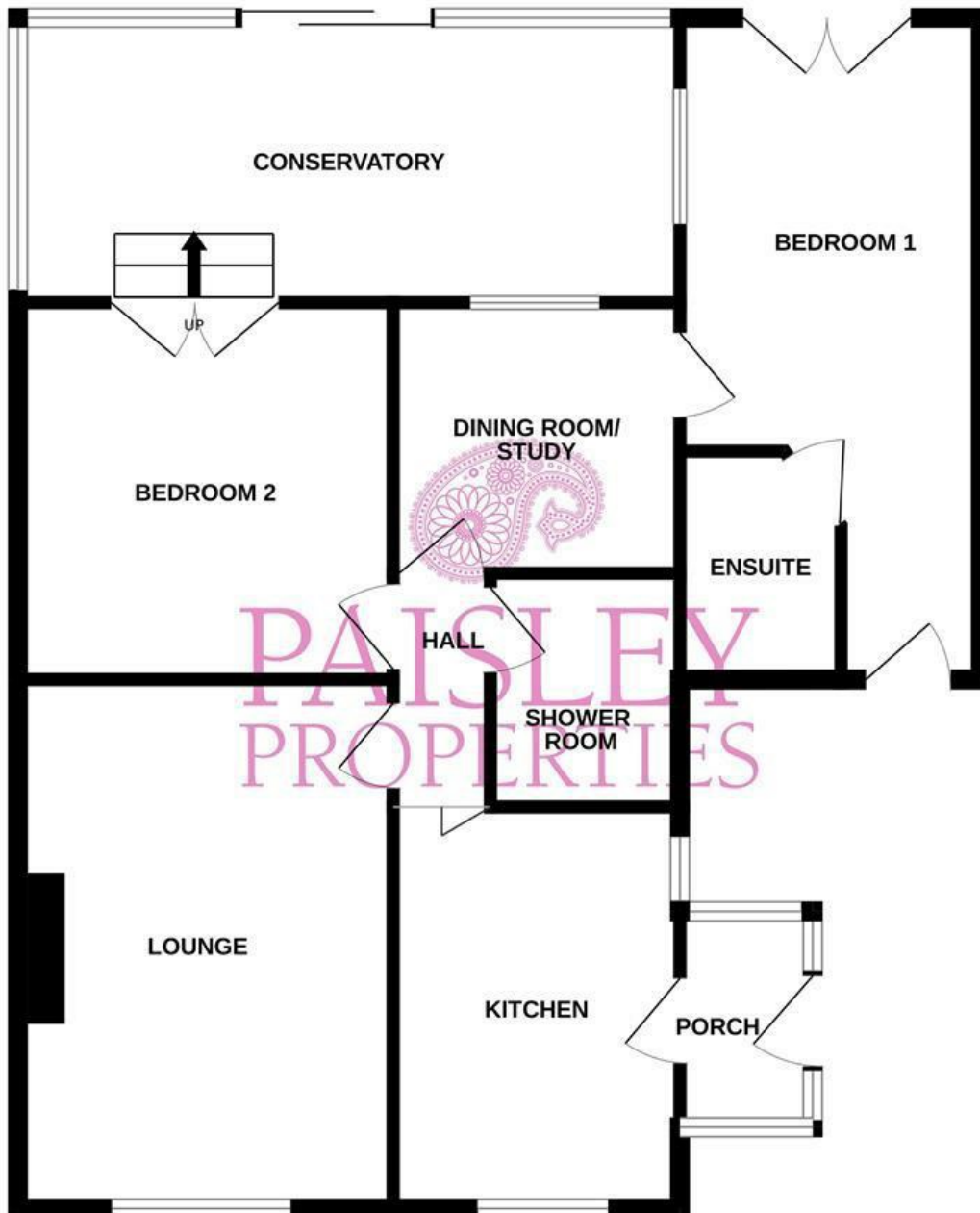
~ Paisley Mortgages ~

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.

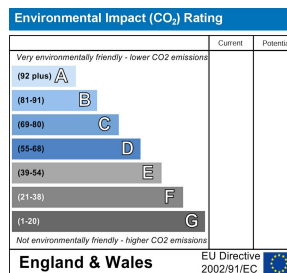
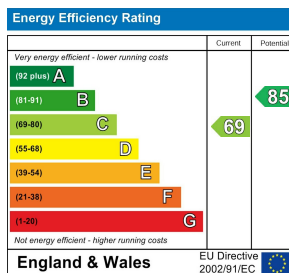
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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 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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