

5 Orchid Grove,  
Netherton HD4 7HR

OFFERS AROUND  
£325,000



POSITIONED ON A PEACEFUL CUL DE SAC IN THE DESIRABLE VILLAGE OF NETHERTON IS THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE ACCOMMODATION WITH LOW MAINTENANCE REAR GARDEN, SUMMERHOUSE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a Upvc door in to a welcoming entrance hallway which has space to remove outdoor clothing. There is laminate flooring underfoot and doors that lead through to the lounge and bedroom four/study. A staircase with timber balustrade ascends to the first floor landing.

## LOUNGE 14'10" x 9'8" apx

Positioned to the front of the property is this well proportioned lounge boasting a large window that allows natural light to flood the room and gives a view of the cul de sac beyond. Decorated tastefully this room has ample space for living room furniture and a marble fireplace and hearth housing a gas fire. A door leads back through to the entrance hallway and an archway leads to the dining area.



## DINING AREA 10'1" x 8'9" apx

This versatile room would make a lovely dining area with space for a dining table and chairs, snug or playroom. Glazed sliding doors lead to the sun room, a door leads through to the kitchen and an archway leads back through to the lounge.



## DINING KITCHEN AND SUNROOM 15'11" x 19'5" max

Spanning the rear of the property is this newly refurbished open plan dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of white gloss wall and base units, metro tile splashbacks, contrasting work surfaces and porcelain sink with mixer tap over. Integrated appliances include an electric oven with four ring electric hob and extractor fan over, fridge freezer, plumbing for a dishwasher, washing machine and space for a tumble drier. Through an opening is space for a dining table and chairs or living room furniture if desired. There are spotlights to the ceiling, laminate flooring flows underfoot, windows and patio doors allow natural light to flood through the space and give views over the rear garden. Doors lead through to the dining area/snug, store room, ground floor W.C and an external door leads out to the side of the property.





**GROUND FLOOR W.C 5'8" x 3'9" apx**

This recently fitted downstairs W.C has a white two piece suite which comprises a pedestal hand wash basin with mixer tap over and a low flush W.C. The room is partially tiled, has a chrome heated towel radiator and attractive tile flooring underfoot.



**STORE/PANTRY 9'2" x 7'11" max**

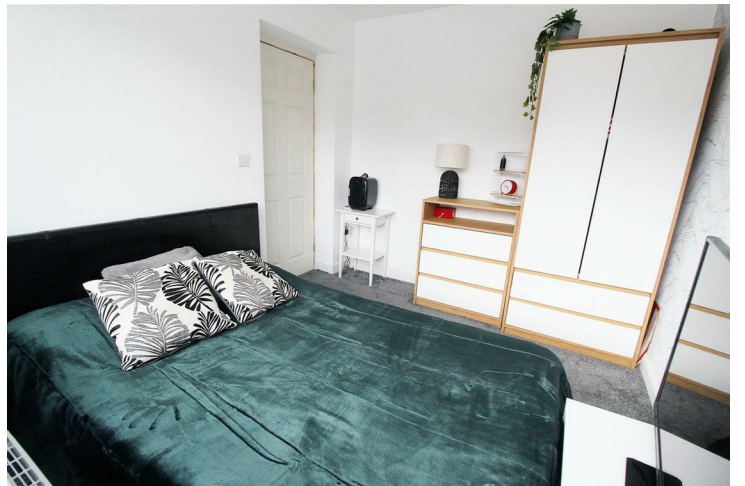
Positioned off kitchen is this useful store room/pantry ideal for household items with white gloss wall and base units, complimentary roll top work surfaces and space for an extra fridge freezer.





#### **BEDROOM FOUR/STUDY 9'7" x 8'3" apx**

Currently used as a double bedroom, this recently converted versatile room could also be a home office or hobby room. With space for freestanding furniture and views over the drive, street scene beyond and a door leads through to the entrance hallway.



#### **FIRST FLOOR LANDING**

A staircase ascends from the entrance hallway to the first floor landing where there is loft access. A storage cupboard provides storage for towels, bed linen and houses the water cylinder. Doors lead through to three bedrooms (one with en suite shower room) and the house bathroom.





### **BEDROOM ONE 13'10" x 10'10" max to fitted wards**

This superb double bedroom positioned at the front of the property with views over the cul de sac below and "Castle Hill" beyond has a ample room for freestanding furniture, fitted wardrobes and a good size bulkhead storage cupboard. Doorways leads to through to the ensuite shower room and onto the landing.



### **EN SUITE SHOWER ROOM 6'7" x 5'3" apx**

Tucked away off bedroom one and fitted with a white three piece suite which comprises of a shower with glass screen, pedestal hand wash basin and a low flush W.C. The room is partially tiled and has a side obscure window.



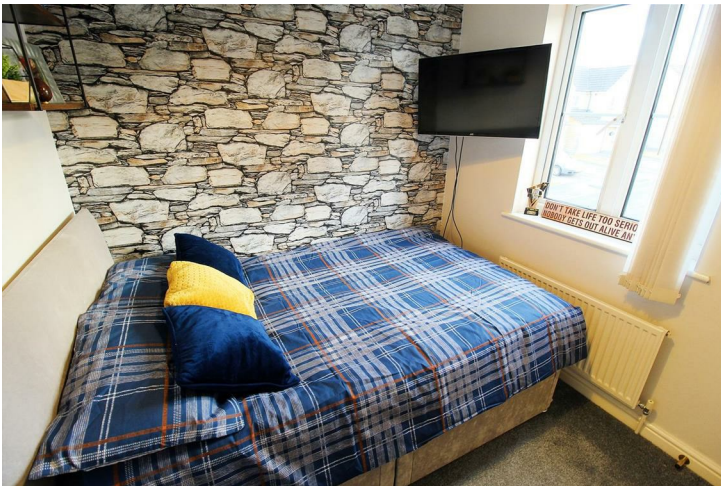
### **BEDROOM TWO 12'5" x 9'4" apx**

Located to the front of the property is another double bedroom with dual aspect windows flooding the room with natural light, ample space for freestanding bedroom furniture, fitted wardrobe and a door leads through to the landing.



### **BEDROOM THREE 7'4" x 9'5" max**

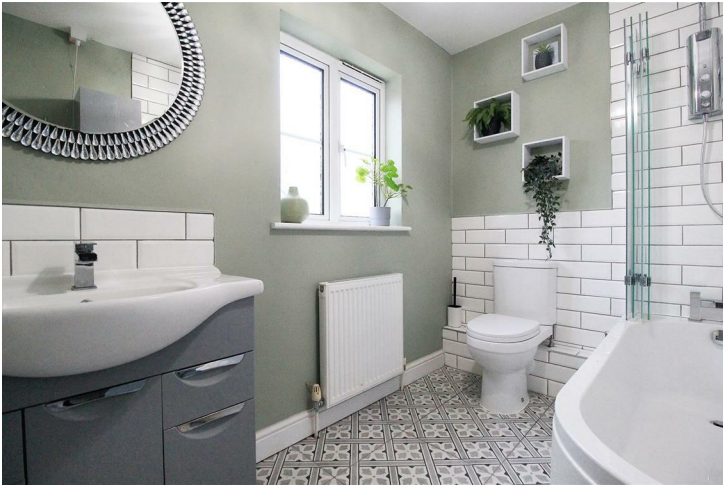
A bright small double bedroom at the rear of the property with views over the garden and street scene below, fitted wardrobe and a door leads through to the landing.



### **FAMILY BATHROOM 9'3" x 6'0" apx**

Again being recently fitted, this attractive house bathroom has a white three piece suite which comprises of a bath with shower over and bifold glass screen, low flush W.C and a vanity hand wash basin with mixer tap over. The room is partially tiled and a large obscured rear window allows light to flood through. Stylish tile flooring flows underfoot and a door leads through to the landing.





## REAR GARDEN

This great sized, fence enclosed garden can be accessed through from the side of the property through a timber gate, out through the dining kitchen patio doors and external side door. The low maintenance patio garden which offers entertaining space for Al fresco dining, barbecues and ample room for garden furniture.







**SUMMER HOUSE 10'5" x 8'9" apx**

This timber built summerhouse is currently used as a child playroom but would make a great office space or bar with electric, spotlights to the ceiling and laminate flooring underfoot. There is a window and patio doors open to the garden.







### EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a decorative shale area ideal for pots and planters and a timber gate gives access to the rear of the property.

A driveway provides parking for three vehicles.



### NOTE

Please note this property is occupied by a member of the Paisley Team.

### 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**

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.

**MORTGAGES**

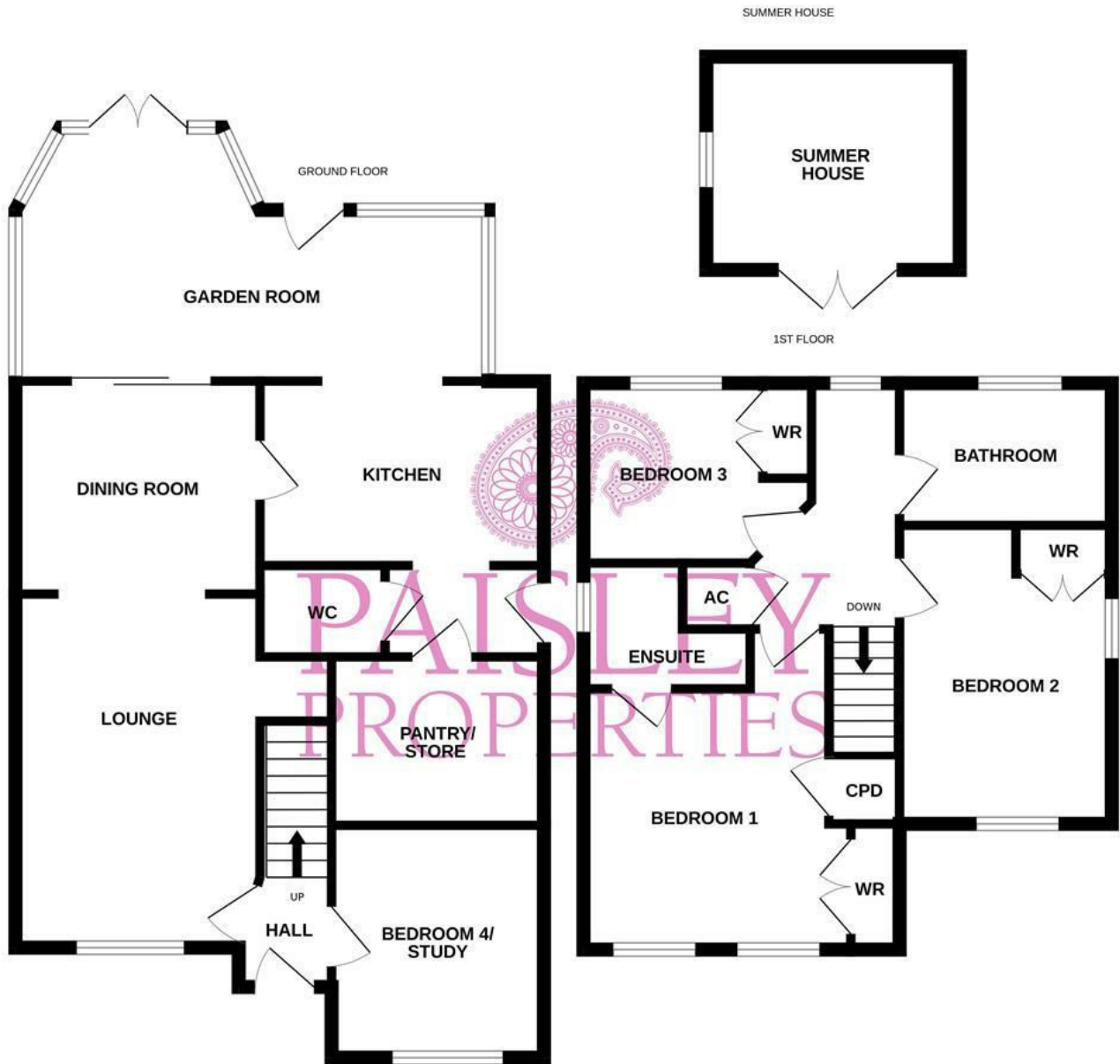
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

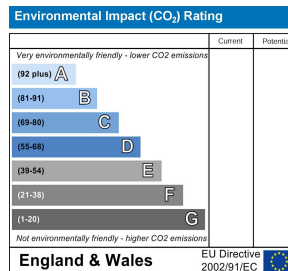
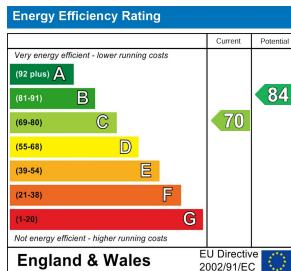
**SURVEY TEXT**

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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