

3 Sunnymead,  
Scissett HD8 9JA

OFFERS AROUND  
£220,000



OFFERED WITH NO ONWARD CHAIN, THIS FABULOUS FOUR BEDROOM SEMI DETACHED HOME SITS ON AN ENVIOUS GARDEN PLOT AND INCLUDES A LARGE DRIVEWAY, FRONT AND REAR GARDEN AND SPACIOUS ACCOMMODATION THROUGHOUT.

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

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is a handy under-stairs cupboard which houses the property's combination boiler and provides space to store coats and shoes. Doors lead to the downstairs WC, lounge, kitchen, rear porch and stairs ascend to the first floor landing.

### **DOWNSTAIRS WC 2'10" max x 6'5" max**

Fitted with a low level WC and hand wash basin with vanity unit beneath. There is a decorative rear facing obscure glazed window and a sliding door leads to the entrance hallway.



### **LOUNGE 15'7" into alcove x 13'3" max**

Situated to the front of the property, this wonderful living room is the ideal place to sit and enjoy time with loved ones and is full of characterful features such as an exposed stone fireplace with an electric fire, ceiling rose and decorative coving. A front facing window provides a pleasant outlook over the garden and a door leads to the entrance hallway.



### **KITCHEN 14'11" max x 8'0" max**

The kitchen is fitted with timber wall and base units, roll top work surfaces with matching up-stands and a sink and drainer with mixer tap over. There is space for a freestanding cooker and fridge freezer and plumbing for a washing machine. Two rear facing windows overlook the peaceful garden and a door leads to the entrance hallway.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has doors to the four bedrooms and house bathroom. A cupboard has shelving for towels and linen and a loft hatch provides access to the loft space.

### **BEDROOM ONE 10'8" max x 10'0" max**

This bright and airy double bedroom has fitted wardrobes to one corner and still plenty of space for bedroom items. A front facing window overlooks the garden and a door leads to the landing.



### **BEDROOM TWO 11'3" max x 8'7" max**

Another generously sized double bedroom this time located to the rear of the property with lovely views over the garden from its window. There is a fitted cupboard and a door to the landing.



### **BEDROOM THREE 10'0" max x 8'3" max**

This charming room is positioned to the front of the property and also includes fitted storage and has timber flooring. A door leads to the landing.





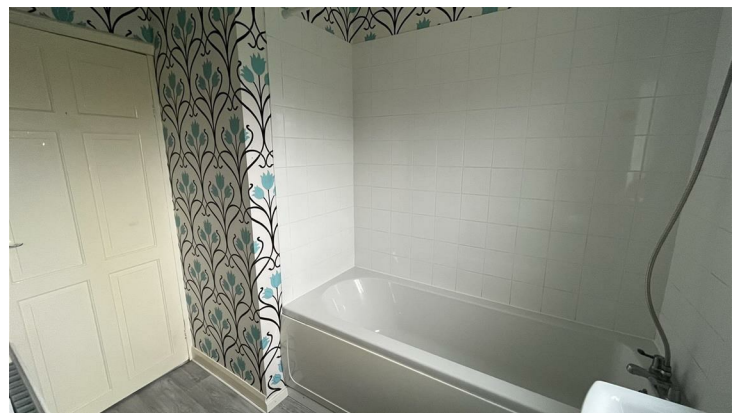
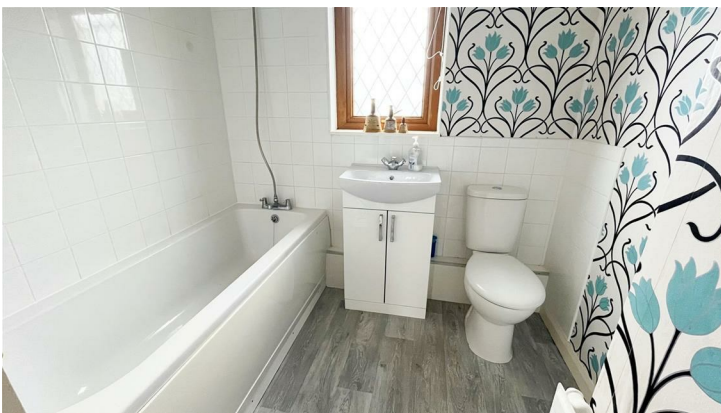
### **BEDROOM FOUR 8'0" max x 7'6" max**

With pleasing views over the garden from its window, this wonderful single bedroom could alternatively make a great home office, hobby room or child's room and has a rear facing window and neutral decor. A door leads to the landing.



### **HOUSE BATHROOM 8'1" max x 6'11" max**

A contemporary house bathroom which is fitted with a three piece white suite including a low level WC, vanity hand wash basin and bath with shower over. The room is partially tiled with white wall tiles, there is complimentary vinyl flooring and a rear facing obscure glazed window. A door leads to the landing.



### **REAR GARDEN**

To the rear of the property there is a wonderful garden which has a large lawned area which is bordered with colourful shrubs and plants. There are two sheds/outdoor storage facilities and an archway neatly divides the garden from the driveway.





### **FRONT, DRIVEWAY AND GARAGE**

To the front of the property there are two generous lawned gardens, both of which are surrounded by mature shrubs and plants and a water feature sits to one lawn creating a nice focal point. There is a small pond to one side and external storage within the property. A driveway provides off road parking for multiple vehicles and leads up to a detached single garage.







#### **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.

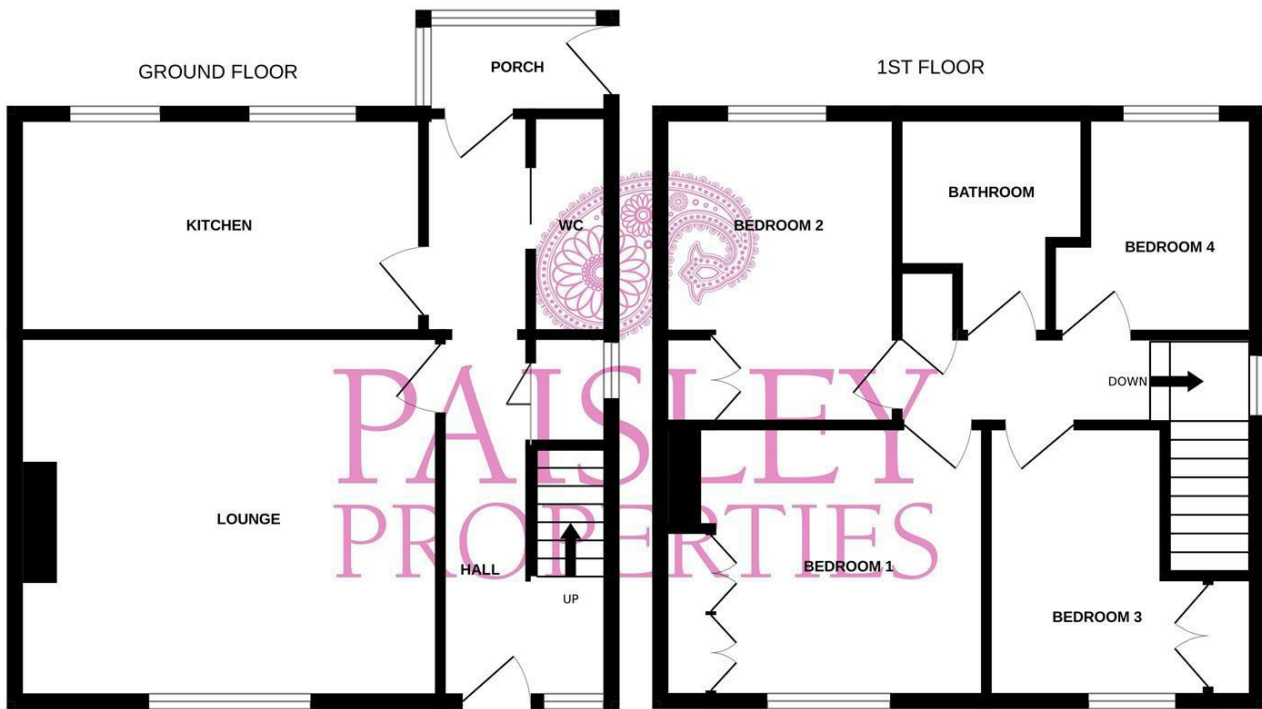
#### **PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

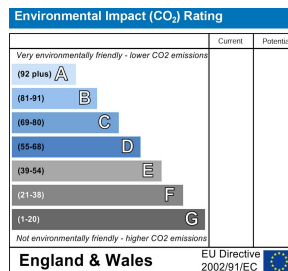
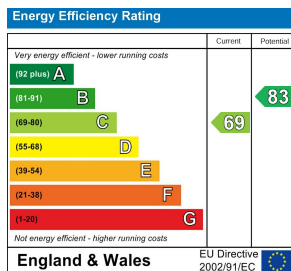
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

#### **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.



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