

45 Collier Way,  
Mapplewell S75 6GJ

PCM  
£1,200 PCM



TUCKED AWAY ON A CUL DE SAC IS THIS WELL PRESENTED THREE BEDROOM RECENTLY BUILT SEMI DETACHED PROPERTY WHICH BOASTS AN OPEN PLAN LIVING KITCHEN, TASTEFUL DECOR THROUGHOUT, EN SUITE TO THE MASTER BEDROOM, AN ENCLOSED REAR GARDEN AND DRIVEWAY PARKING.

AVAILABLE IMMEDIATELY / NO SMOKERS / COUNCIL TAX BAND: C / BOND £1380 / ENERGY RATING: B

PAISLEY  
PROPERTIES

## LOBBY 7'1" x 4'6"



You enter the property through a composite front door into this welcoming lobby with plenty of space to remove coats and shoes and having a combination flooring of hard wearing entrance carpet and attractive tiling. A double glazed panel with obscure brings in natural light, there is a wall mounted radiator, power socket and pendant ceiling light. An internal door leads to the ground floor WC and another into the lounge.

## GROUND FLOOR WC 5'6" x 4'11"



Usefully located just inside the entrance to the property with an obscure front facing window allowing natural light to flood in, this generous downstairs W.C is fitted with a white concealed cistern W.C. and a wall mounted hand wash basin with a mixer tap. The room is partially tiled with modern tiles, there is a tiled floor and wall mounted radiator. There is an extractor fan, inset ceiling spotlights and there is ample space for storing coats & shoes in here too if so desired. An internal door leads to the lobby.

## KITCHEN DINER 13'1" plus recess x 11'5" plus cupboard



First part of this this impressive open plan living dining space and really is the heart of the home, perfect set up for socialising and entertaining. The kitchen area is located to the front with a window looking out to to the front, it is fitted with a striking base and wall units, square edged worktops, laminate splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Integrated appliances include a dishwasher and a tall fridge freezer whilst the cooking facilities comprise of a four burner gas hob with concealed extractor fan over, an integrated microwave and matching electric fan oven. There is space to accommodate a large dining table. tiled flooring in a grey wood finish offers a practical flooring solution for the kitchen and dining area. There are inset ceiling spotlights, two wall mounted radiators and double doors give access to the utility cupboard. A carpeted staircase to one corner with a white painted balustrade leads to the first floor and the space is open to the lounge area.





## UTILITY CUPBOARD



Double doors in the dining area hide a useful sizeable utility cupboard which is plumbed for a washing machine and has space for a tumble dryer too besides offering a superb storage solution for larger household items. There is worktop space, power and light.

## LOUNGE AREA 16'9" x 9'1"



Located towards the rear of the property and open to the kitchen diner, this is the perfect place to relax having carpet underfoot, neutral décor and ample space to accommodate lounge furniture. Bifold doors open up to the garden and allow an abundance of natural light to flood in. The lounge area adjoins to the dining kitchen making this feel really spacious and offering modern open plan living, there are wall mounted radiators and two pendant ceiling lights.

## LANDING



A carpeted staircase ascends from the dining kitchen to the first floor landing which is light and airy courtesy of a side facing window. There is carpet flooring, a wall mounted radiator and access to the loft.

### **BEDROOM ONE 15'2" max to rear of robes x 9'1"**



Positioned to the rear of the property with a window looking out over the garden and filling the room with natural light, this double bedroom offers a tranquil retreat. Attractive sliding wardrobes fitted into an alcove offering a good amount of storage and the room is tastefully decorated with further space to accommodate freestanding bedroom furniture. Carpet flooring runs underfoot, there is a wall mounted radiator and ceiling spotlights. Doors lead to the ensuite and landing.

### **EN SUITE 7'5" x 3'9"**



This contemporary ensuite shower room has a luxury feel being fitted with a concealed cistern W.C., a wall mounted vanity drawer unit with a ceramic bowl style hand wash basin with mixer tap and a double walk in shower equipped with an electronic waterfall shower and separate hose. The room is partially tiled, there is tiled flooring, a wall mounted radiator, inset ceiling spotlights and extractor fan. A door leads to the bedroom.

## **BEDROOM TWO 11'11" max into recess x 9'1"**



This second double bedroom can be found to the front of the property with a window to the front bringing in natural light. There is ample space to accommodate freestanding bedroom furniture items. The room has neutral décor, a wall mounted radiator, pendant ceiling lighting and carpet underfoot. A door leads to the landing.

## **BEDROOM THREE 9'1" x 7'3"**



This good size single bedroom is located to the rear of the property with garden views from its window. It once again benefits from neutral décor and carpet underfoot, a wall mounted radiator and pendant ceiling lighting. A door leads to the landing.

## BATHROOM 7'1" x 5'6"



This contemporary bathroom is fitted with a three piece white suite comprising of a concealed cistern W.C., wall mounted hand basin with mixer tap and a storage drawer underneath and bath with mixer taps, rain shower over and corner retractable hose with a protective glass shower screen. The room is partially tiled, there is tiled flooring, a chrome towel radiator, inset ceiling spotlights, extractor fan and shaver socket. A double glazed window with obscure glass brings in natural light and a door leads to the landing.

## PARKING



To the rear and accessed via the rear gate is the driveway parking for two cars.

## GARDENS



There is a pleasant lawn area to the front access via iron gate with iron railing fence and path to the front door. The enclosed rear garden has a combination of patio and lawn.

### **LETTINGS INFORMATION MAPPLEWELL**

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 may 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).

### **AGENT NOTES MAPPLEWELL**

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.

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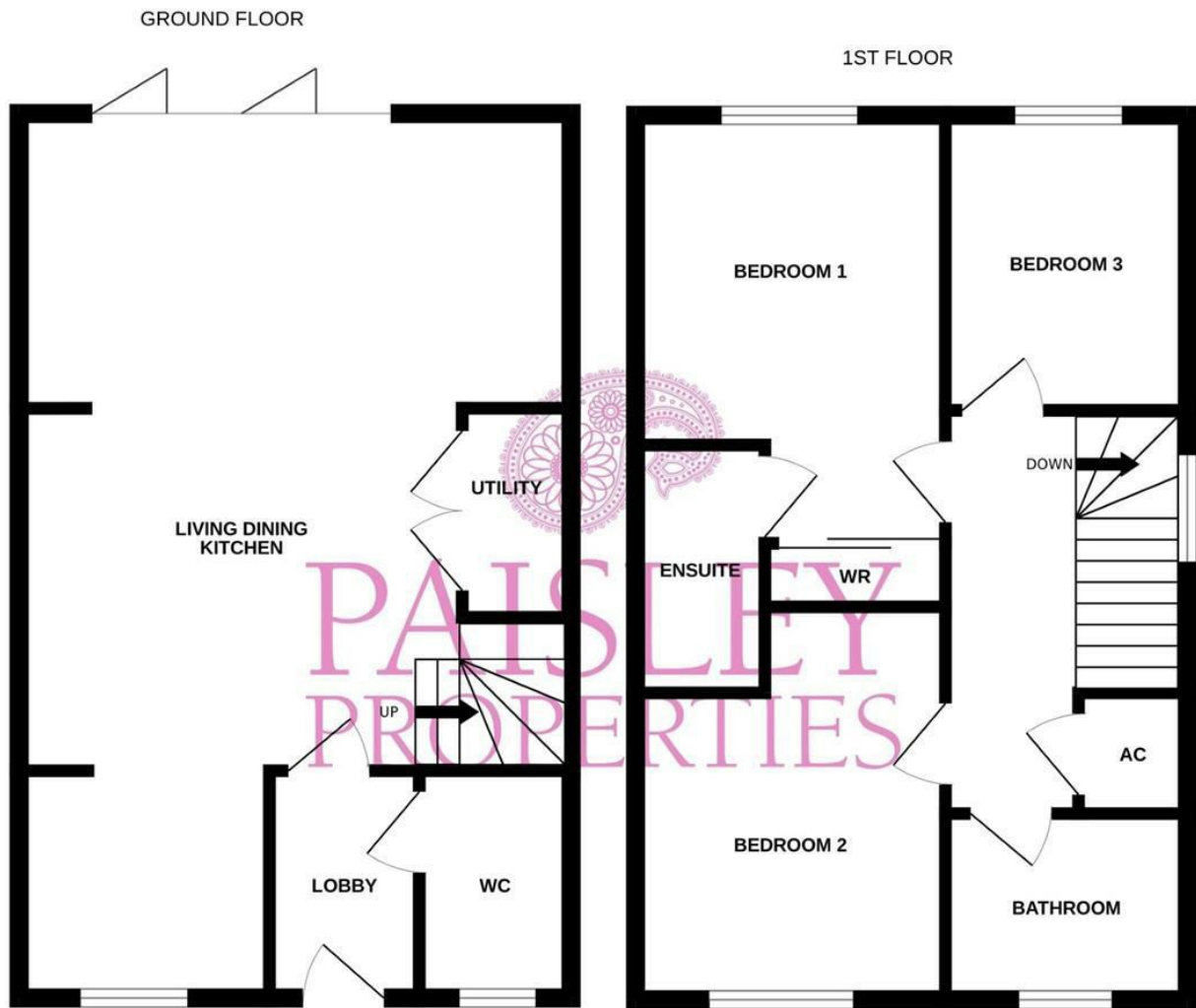
**PAISLEY PROPERTIES MAPPLEWELL**

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.

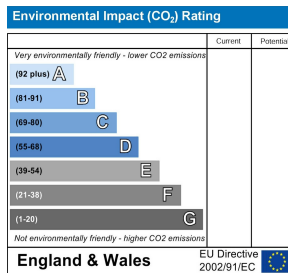
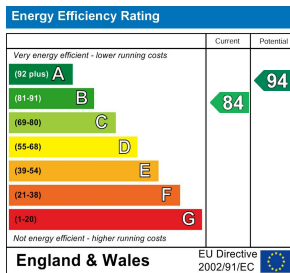
**PAISLEY MORTGAGES MAPPLEWELL**

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. \*



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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