

135 Spark Lane,  
Mapplewell S75 6AE

OFFERS AROUND  
£160,000



THIS STONE FRONTED GEM OF A PROPERTY IS DECEPTIVELY SPACIOUS AND BENEFITS FROM THREE DOUBLE BEDROOMS, GENEROUS DINING KITCHEN AND TASTEFUL DECOR THROUGHOUT. IT BOASTS AN ENCLOSED REAR GARDEN AND OFF ROAD PARKING BY ARRANGEMENT. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES

### **LOUNGE 13'7" x 11'11" max**

You enter the property through a white uPVC door into the lounge, which is tastefully decorated in neutral tones and offers the space and ambience for relaxing. There is ample space for lounge furniture and alcoves either side of the chimney breast create perfect homes for items of furniture. A large leaded bay window looks out onto the street. A door leads to the dining kitchen.



### **DINING KITCHEN 13'10" x 13'7" max**

Positioned to the rear of the property with a window looking out onto the garden, this fabulous dining kitchen is very spacious and really feels like the heart of the home. It is fitted with cream base and wall units, wood effect worktops, beige tiled splashbacks and a stainless steel sink and drainer with a mixer tap. A black multi-fuel range cooker set into the chimney breast with a black extractor fan over and a decorative tiled splashback creates a lovely focal point in the room. There is room for a tall fridge freezer and plumbing and spaces for both a washing machine and a slimline dishwasher. There is space to accommodate a good sized dining table. A spotlight bar to the ceiling and wood effect laminate flooring complete the room. A white uPVC door leads out to the rear garden. Internal doors lead to the lounge and cellar and a carpeted staircase ascends to the first floor landing.



### **FIRST FLOOR LANDING**

A carpeted staircase ascends from the dining kitchen to the first floor landing which has a hatch giving access to the loft and doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 10'5" x 13'11" max**

Located to the rear of the property with a window overlooking the rear garden, this fabulous double bedroom has neutral décor and plenty of room to accommodate freestanding items of furniture. A door leads onto the landing.



### **BEDROOM TWO 15'0" x 10'2" max**

This second neutrally decorated double bedroom is utilised as a dressing room by the current owner but it has ample space for freestanding furniture. There is a built in cupboard for added storage. A front facing window overlooks the street and a door leads onto the landing.



### **BEDROOM THREE 9'0" x 9'3" max**

This third double bedroom can be found to the front of the property with a window overlooking the street below. An alcove provides the perfect place for a wardrobe and there is space for other items of bedroom furniture. A door leads to the landing.



### **HOUSE BATHROOM 5'6" x 11'3"**

This contemporary bathroom is well appointed with both a walk in rainfall shower and a three piece white suite comprising of a low level W.C in a vanity unit with storage, a bath with a Victorian style shower mixer tap and a pedestal wash basin with a mixer tap. The room is partially tiled with a combination of grey and cream tiles and there is a built in cupboard for storage. A white heated towel rail, grey wood effect vinyl flooring and spotlights complete the room. An obscure window allows natural light to flood in and a door leads onto the landing.



### **EXTERIOR**

To the front of the property is a small flagged garden area setting the property back from the road. A passage leads through to the rear of the property and can be used to bring the refuse bins through for emptying. To the rear of the property is a long low maintenance garden area with gated access at the bottom. There is a small shed for storage. The garden is landscaped with gravelled areas and artificial grass. Through the gate at the bottom of the garden is a space where the current owners park two vehicles by arrangement.



### **~ 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.

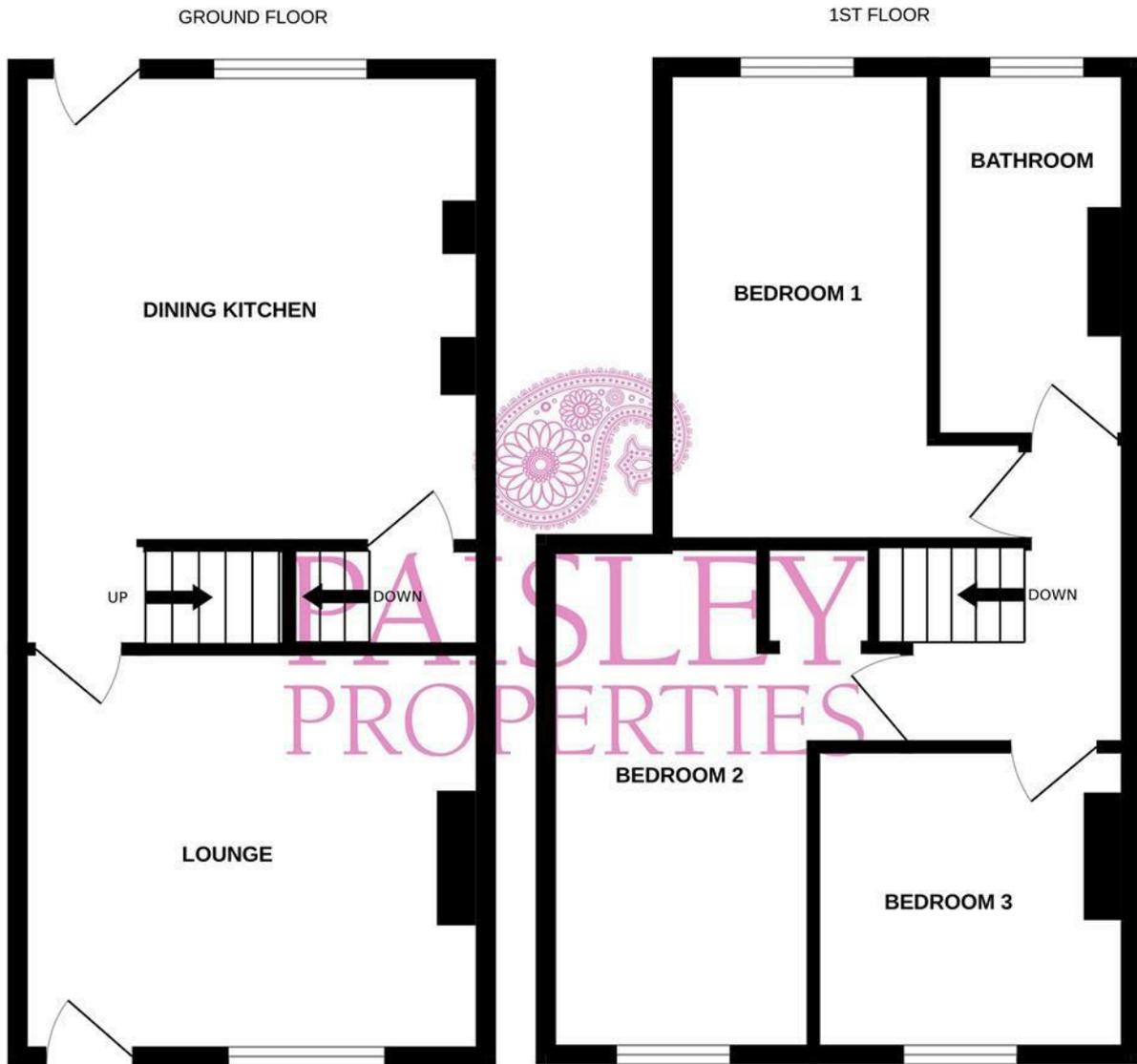
### **~ Paisley Mortgages ~**

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.

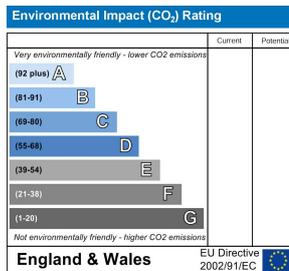
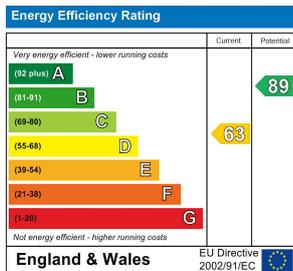
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ 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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