37 Greenside, Mapplewell S75 6AU

OFFERS IN THE REGION OF £160,000















POSITIONED IN THE POPULAR VILLAGE OF MAPPLEWELL AND ONLY A SHORT WALK TO THE LOCAL AMENITIES, YOU WILL FIND THIS BEAUTIFUL THREE BEDROOM MID TERRACE WHICH INCLUDES A SPACIOUS DINING KITCHEN, THREE GENEROUS SIZED BEDROOMS, FRONT AND REAR GARDENS AND OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

LIVING ROOM 12′10″ x 14′10″ max
From the front garden, you enter the property through a part-glazed grey composite door into the bright living room. This room is neutrally decorated with a stylish grey carpet and has plenty of space for free standing furniture. There are two built in storage benches and three wall shelves, allowing for personal items to be stored safety or displayed. A door leads into the inner hall.

INNER HALL
The inner hall has grey carpet underfoot and stairs ascend to the first floor landing. Doors lead to the living room and kitchen.

KITCHEN 14′11″ x 13′11″
At the rear of the property, there is a large open-plan kitchen dining room. This room has neutral décor, grey tile effect laminate flooring and a large rear facing window which allows the room to fill with natural light. The kitchen is fitted with modern, matt grey base and wall units and a white marble effect rolltop worktop. There is an integrated single oven and a four-ring electric hob with black glass splashback. The room has plenty of space for a dining table and the American style fridge-freezer is included. A set of spotlights and two low hanging pendant lights finish the room. Doors lead to the rear garden, cellar and inner hall.

CELLAR
From the kitchen, a door leads to stairs which descend to the cellar. This offers a great space to store household items and has electric lighting.

FIRST FLOOR LANDING
Grey carpeted stairs ascend from the inner hall to the first-floor landing which is has doors leading to bedrooms one and two, the house bathroom and to the staircase ascending to the third bedroom.

BEDROOM ONE 13′7″ x 9′8″
From the landing, you can enter a beautifully presented double bedroom located at the front of the property. This grey carpeted bedroom has ample space for free standing furniture. There is a walk-in wardrobe which adds to the storage potential and includes hanging space. Doors lead to the storage cupboard and landing.

BEDROOM TWO 13′11″ x 8′3″
The second double bedroom sits at the rear of the property and boasts neutral décor, grey carpet, and pendant lighting. A window looks out onto the rear garden and brightens the room with natural light. There is good space for furniture and a door leads back to the landing.

HOUSE BATHROOM 7′9″ x 6′3″
Fitted with a white three-piece suite, the house bathroom is well presented with grey tiles underfoot and a large window facing to the rear. The suite includes a low-level W.C, pedestal hand wash basin with vanity cupboard underneath and a bath with thermostatic shower over and glass shower screen. There are inset ceiling spotlights an a door leads to the landing.

BEDROOM THREE 18′2″ x 13′7″ max
Through a door on the landing, grey carpeted stairs ascend to the third spacious bedroom. Neutrally decorated with grey carpet underfoot and spotlights to the ceiling, this attic double bedroom is generously sized and has lots of room for free standing furniture. Two windows allow natural light into this top floor room. There is a built-in storage cupboard which is easily accessible and great for storing personal items.



FRONT GARDEN
A wooden gate allows access to the front of the property. Enclosed by wooden fencing, there is a well-kept front garden area made up of a section of artificial grass surrounded by slate chippings and stone flags. A part-glazed, grey composite door leads into the property.

REAR GARDEN AND PARKING
Out of the kitchen, you exit through a part-glazed white composite door into the rear garden area. A well-kept flagstone patio spans the top of the garden area, whilst easily maintainable artificial grass covers the lower portion. Wooden fencing lines both sides of the garden with a small shed at the end, providing a great storage space for garden tools plus there is an outside tap. A concrete path leads down the side of the garden to the hard standing parking space at the rear of the property.

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Off road at rear

RIGHTS AND RESTRICTIONS:
Access at the rear for other terraces

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

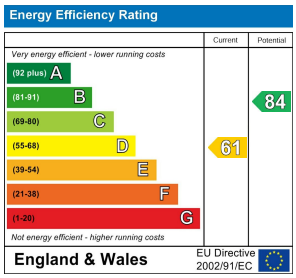
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

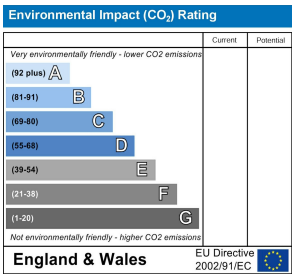
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES 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. *





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