

35 Bar Lane,
Staincross S75 6GE

OFFERS OVER
£270,000



OFFERING HUGE POTENTIAL TO EXTEND AND WITH A SUBSTANTIAL ATTACHED GARAGE, THIS ATTRACTIVELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITS FROM GOOD SIZE LIVING ACCOMMODATION AND EXCELLENT ACCESS TO LOCAL AMENITIES. IT BOASTS UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LOVELY GARDENS TO FRONT AND REAR AND CONSERVATORY. THE PROPERTY IS READY TO MOVE INTO AND AN EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING D

PAISLEY
PROPERTIES

HALL 15'1" x 5'6"

You enter the property through a composite front door into this welcoming hallway, full of character and plenty of space to remove coats and shoes. There is natural light brought in via the double glazed panel to the side of the door, there is laminate flooring, coving to the ceiling and pictorial rail shelf. There is a ceiling light with ceiling rose and internal doors lead to the lounge and kitchen.



LOUNGE 13'11" into bay x 12'0" max

Impressive living room with the double glazed window letting in natural light and giving views of the front garden. The focal point is the fire with timber surround with marble base and backing and there are attractive features including the ceiling rose and decorative cornices. There is laminate flooring underfoot, a wall mounted radiator and wall lights to the recesses. An internal door leads to the hallway.



KITCHEN 10'0" x 8'8"

First part of the open plan kitchen and dining area, with the kitchen having a range of wall and base units with oak veneer doors and drawers, complimentary rolled worktops, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of a double electric oven, four ring gas hob with funnel style extractor hood over and an integrated fridge freezer. There is a tiled floor underfoot, ceiling spotlight, a pantry cupboard and double glazed window to the rear overlooking the garden. An opening gives access to the dining area and internal doors lead to the hallway and rear lobby.



DINING AREA 12'0" x 8'2"

Superb extra space with multi function use having carpet flooring, ceiling spotlights and coving to the ceiling. There is a wall mounted radiator storage cupboard and patio door to the conservatory.



CONSERVATORY 9'3" x 8'8"

A fabulous garden room, again with multi function use, with lovely views of the garden through the double glazed windows. Having a solid brick base, there is laminate flooring, a wall mounted radiator, ceiling fan with light and power sockets. French doors lead to the garden and patio doors to the dining space.



REAR LOBBY 8'7" x 3'7"

Joining the kitchen to the garage and allowing access to the garden via the stable style double glazed uPVC door, this useful area has space to remove shoes and also gives access to the garage. A door leads to the kitchen.

GARAGE 24'11" x 15'5" narrowinf to 5'10"

Spectacular space with massive potential to convert or separate. One part is currently used as a utility area having wall and base units, a worktop, space for under counter appliances, and plumbing for a washing machine. The boiler is located here, there is an up and over garage door and a door to the rear lobby.

LANDING 8'4" x 5'8" max including stairs

Stairs ascend from the hall to this first floor landing with carpet flooring, coving to the ceiling and natural light brought in via the double glazed window to the side. There is a loft hatch and internal doors lead to the bathroom and all bedrooms.



BEDROOM ONE 12'0" x 12'5"

Good size main bedroom with an exceptional range of fitted wardrobes including triple, double and single wardrobes with overhead storage and bedside cabinets. The double glazed window lets in natural light and gives pleasing views of the garden, there is laminate flooring, a wall mounted radiator and coving to the ceiling. An internal door leads to the landing.



BEDROOM TWO 11'10" x 9'10"

Second double bedroom, this time located at the front of the property with the double glazed window bringing in natural light and giving views of the front garden. There is laminate flooring, a wall mounted radiator and coving to the ceiling. There is plenty of space for free standing bedroom furniture and an internal door leads to the landing.



BEDROOM THREE 8'6" x 8'6"

Well proportioned single bedroom, again having excellent built in storage having a triple wardrobe, drawers and overheads storage. Located at the front, there are views of the garden via the double glazed window, there is laminate flooring and coving to the ceiling. An internal door leads to the landing.



BATHROOM 6'6" x 5'4"

Stylish bathroom with a three piece modern suite in white consisting of a 'P' shower bath with electric shower over and screen, vanity wash unit with basin having storage and mixer tap plus a close coupled WC. There is a designer upright towel radiator, tiled flooring and inset spotlight to the low maintenance ceiling. Natural light comes in the via the double glazed window with obscure glass and the walls have full height tiling. There is an extractor fan and an internal door leads to the landing.



EXTERNALLY

Sitting on this exceptional corner plot, the property has iron gates to the front leading to the driveway with parking for numerous cars and itself leads to the garage. The front garden has a lovely lawn with mature hedge, tree, flowers and plants, which not only look great but, with the tall hedge, add to the privacy and screening. There is side access to the rear garden which has a patio, lawn and again a mature garden with trees, plants and flowers.





~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and Driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations 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

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 ~

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.

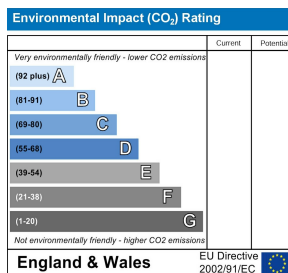
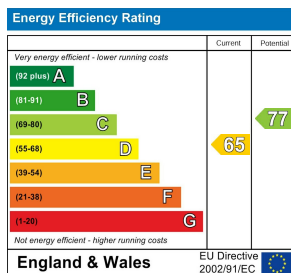
~ Paisley Mortgages ~

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 for a free, no obligation quote or for more information.



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