

20 Hallas Grove,
Dalton HD5 8ED

OFFERS AROUND
£170,000



LOVED FOR OVER 50 YEARS AND SITUATED ON A PEACEFUL CUL DE SAC IS THIS THREE BEDROOM
END TERRACE FAMILY HOME WHICH BOASTS FANTASTIC FAR REACHING VIEWS TO THE REAR,
DRIVEWAY FOR MULTIPLE VEHICLES AND DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE LOBBY

You enter the property through a UPVC part glazed door into the entrance lobby which with space to remove outdoor clothing, a doorway leads through to the lounge and stairs ascend to the first floor landing.

LOUNGE 13'5" x 11'11" max

This well presented lounge is positioned to the front of the property and is bursting with natural light courtesy of the front facing bay window with beautiful stained glass features. There is a good amount of space for freestanding living room furniture and a gas fire with wood effect fire surround and marble hearth. Doors open to the dining kitchen and back through to the entrance lobby.



DINING KITCHEN 14'10" x 10'3" apx

Spanning the rear of the property is the spacious dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of solid oak wall and base units, contrasting roll top work surfaces with tile splashbacks and a composite sink with mixer tap over. An original brick fireplace with timber mantle houses a gas oven, four ring gas hob with extractor fan over. There is also space for a fridge freezer. To the side of the kitchen is room for a dining table and chairs, vinyl flooring underfoot and spotlights to the ceiling complete the look. A pantry provides storage for household items. An external barn door opens to the driveway and a door leads back through to the lounge.



UTILITY CELLAR

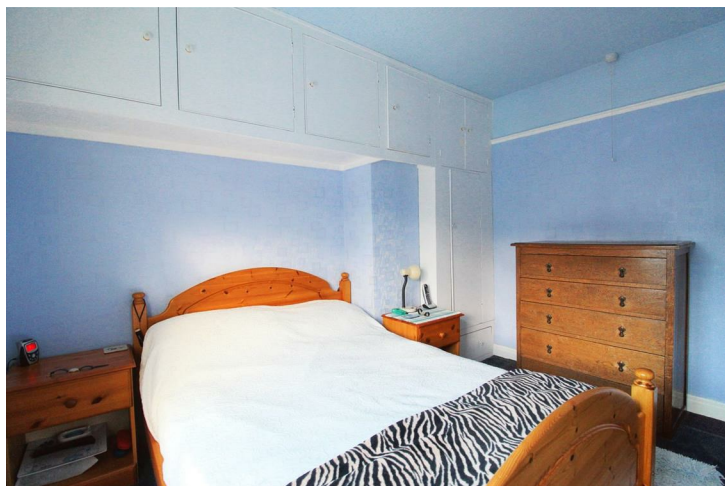
This handy space is accessed from the rear garden, has plumbing for a washing machine and extra room for a tumble dryer, freezer and ample storage for garden items. (Height Restricted)

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing with a side window and doors lead through to three bedrooms and the house bathroom.

BEDROOM ONE 10'11" x 8'11" apx

A generous size double bedroom positioned to the front of the property with views over the garden and street scene below, space for freestanding furniture, benefiting from a fitted wardrobe with overhead storage cupboards and a door leads on to the landing



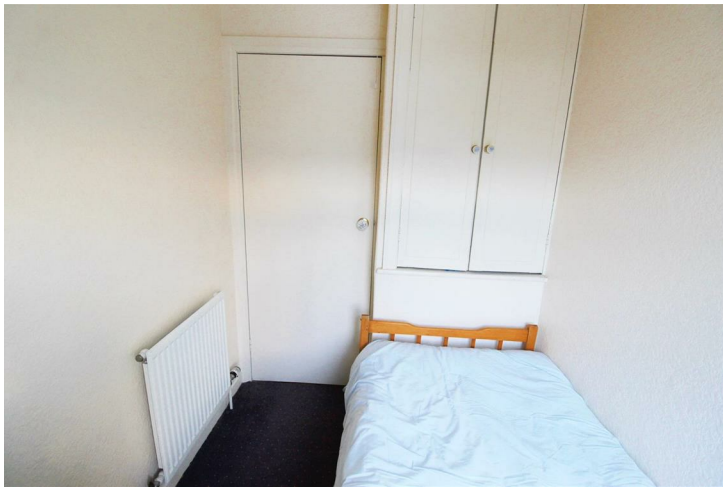
BEDROOM TWO 10'9" x 7'3" to fitted wards

Another good size double located at the rear of the property with lovely views over the rear garden and far reaching views beyond. A bank of sliding wardrobes with overhead storage, space for freestanding furniture and a door leads on to the landing.



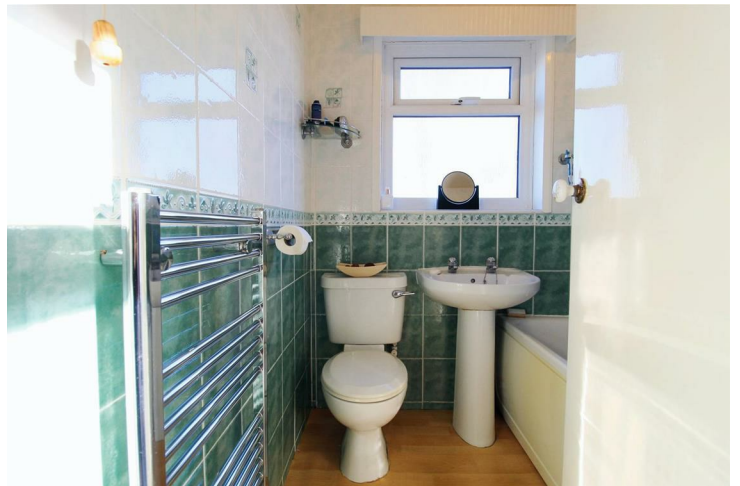
BEDROOM THREE 7'10" x 5'8" apx

This bright single bedroom located at the front of the property has a bulk head storage cupboard and could also make a great home office. A door leads on to the landing.



HOUSE BATHROOM 5'7" x 5'6" apx

The house bathroom is fitted with a three piece white suite including a bath with shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has complementing vinyl flooring underfoot, a rear obscure glazed window, chrome heated towel rail and a door leads onto the landing.



REAR GARDEN

This good size garden has a range of spaces to enjoy, patio areas ideal for sitting out, outdoor dining and down a stone slope to a lawn area with ample space for garden furniture and space for a timber outbuilding if desired.



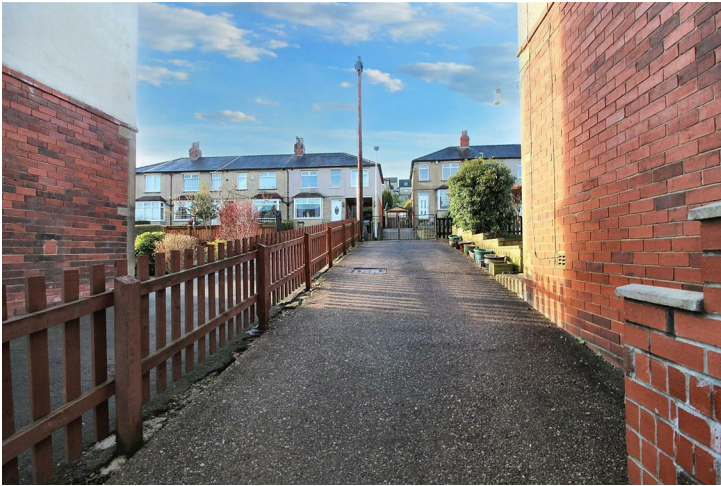


EXTERNAL FRONT, GARAGE AND DRIVEWAY

You enter through double wrought iron gates to the sizeable driveway with parking for multiple vehicles which leads to a detached garage. The garage has an up and over door, power and light.

(22ft x 10"6)

To the front of the property is a tiered lawn garden surrounded by well maintained bushes, shrubs and raised flower beds.



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.

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.

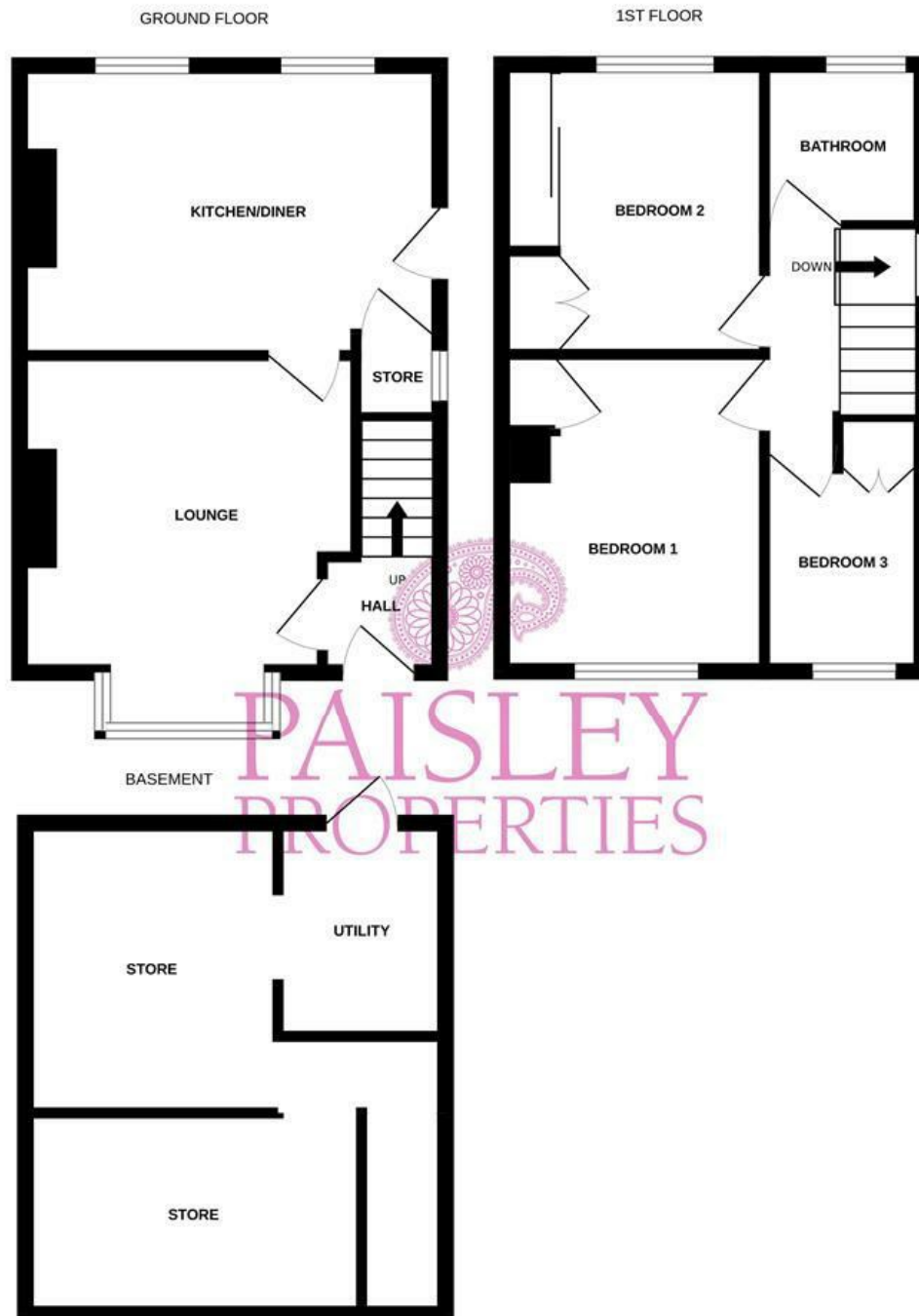
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

SURVEY TEXT

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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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