

44 Millers Grove,
Barugh Green S75 1FW

OFFERS AROUND
£210,000



"**READY TO MOVE INTO!**" THIS EXCEPTIONAL MODERN THREE BEDROOM TOWNHOUSE HAS STUNNING PRESENTATION AND HAS BEEN LOVINGLY IMPROVED WITH DECOR AND PANELLING TO WALLS. THERE ARE TWO BATHROOMS WITH THE MAIN ONE BEING PARTICULARLY STYLISH. THERE IS OFF ROAD PARKING, A REAR GARDEN INCLUDING A SHED AND AN EARLY VIEWING IS ESSENTIAL.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY
PROPERTIES

HALL 12'10" x 3'3"

You enter the property through a composite front door into this welcoming entrance hallway with volcanic oak laminate flooring, radiator and pendant lighting. There is wood panelling to the walls, a superb up to date feature which continues through the property and there is a useful storeroom. A carpeted staircase leads to the first floor landing and there are internal doors to the cloakroom, kitchen and lounge.



CLOAKROOM 4'11" x 3'1"

Useful room having a two piece suite in white consisting of a corner pedestal wash basin with mixer tap, twin flush low level WC with tiled splashbacks. There is vinyl flooring, a ceiling light, extractor fan and wall mounted radiator. An internal door leads to the hallway.

KITCHEN 12'2" x 8'0"

Modern breakfast kitchen, located at the front of the property with natural light brought in via the double glazed window. There is a good range of neutral, modern matching wall and base units with pink handles, complimentary worktops with inset stainless steel sink and mixer tap, There is a combination of tiled and matching worktop splashbacks. Integrated appliances come in the form of an electric oven, four ring gas hob and stainless steel extractor hood, washing machine, fridge freezer and dishwasher. There is space for a table and chairs, laminate flooring and a double radiator. An internal door leads to the hallway.



LOUNGE 13'1",190'3" x 14'5" max

Generous sized living room, located at the rear of the property and having lots of natural light, brought in by the French doors which have double glazed panels to the side and which leads to the garden. There is laminate flooring, which matches the flooring in the kitchen, two single radiators and a storage cupboard. An internal door leads to the hallway.



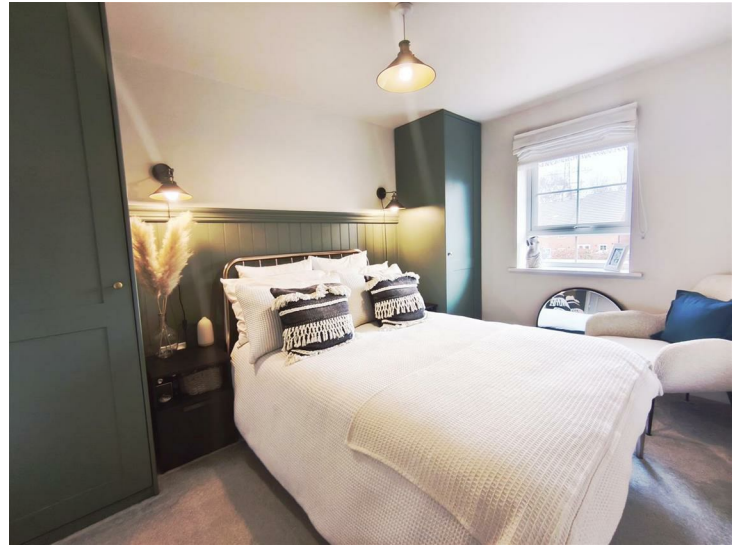
LANDING 12'2" x 6'3"

Stairs with panelling on the walls ascend from the hallway to the first floor landing. with carpet flooring, single radiator, panelled walls, storage cupboard and loft hatch. Internal doors lead to all the bedrooms and house bathroom.



BEDROOM ONE 11'10" plus wardrobe x 8'6"

Fabulously presented master bedroom, another room that has been improved through modern décor and panelled walls. There is carpet flooring, a built in double wardrobe, two fitted wardrobes, one to either side of the bed and a double glazed window to the rear overlooking to the garden. There is a wall mounted radiator and internal doors lead to the en-suite and landing.



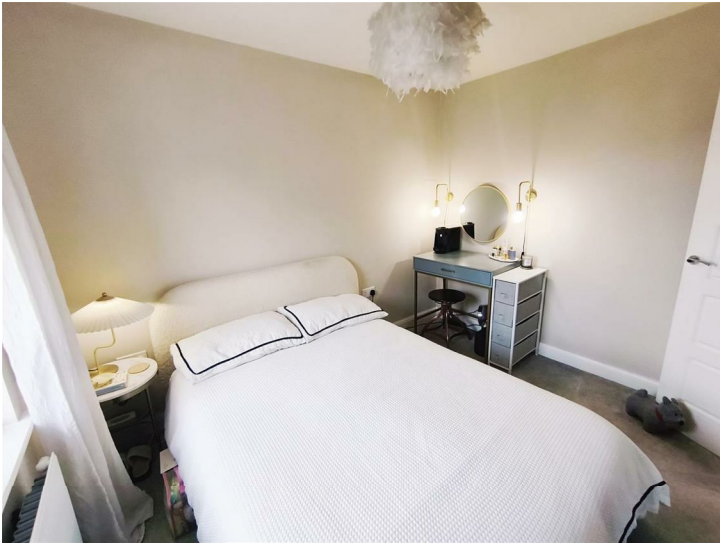
EN-SUITE 8'5" to rear of shower x 4'3"

Stylish and modern, having a three piece suite in white consisting of pedestal wash basin with mixer tap, twin flush low level WC and tiled shower enclosure with electric shower. There is tiling to splashbacks, a single radiator, vinyl flooring and extractor fan. An internal door leads to the landing.



BEDROOM TWO 10'2" x 8'5"

Second double bedroom, this time located at the front of the property with natural light brought in via the double glazed window. There is carpet flooring, a wall mounted radiator, space for freestanding furniture and pendant lighting. An internal door leads to the landing.



BEDROOM THREE 8'9" x 6'3"

Third bedroom, located at the rear and enjoying views of the garden via the double glazed window. There is carpet flooring, space for freestanding furniture and ceiling lighting. An internal door leads to the landing.



BATHROOM 7'10" max into recess x 6'2"

Elegant bathroom, beautifully remodelled by the present owners. There is a three piece suite in white consisting of a twin flush low level WC, vanity wash basin with storage and brass taps and panelled bath with overhead rain shower plus separate hose and matching wall mounted brass taps and shower controls. There is panelling to the walls, a double radiator, vinyl flooring and frosted double glazed window. There are inset ceiling spotlights and an internal door leads to the landing.



EXTERNALLY

Off road parking for two cars to the front, with side access leading to the enclosed rear garden having two areas of decking, a lawn, path and garden shed.

~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley C

PROPERTY CONSTRUCTION:
Brick and block

PARKING:
Driveway for two cars

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 - FTTP Up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors 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.

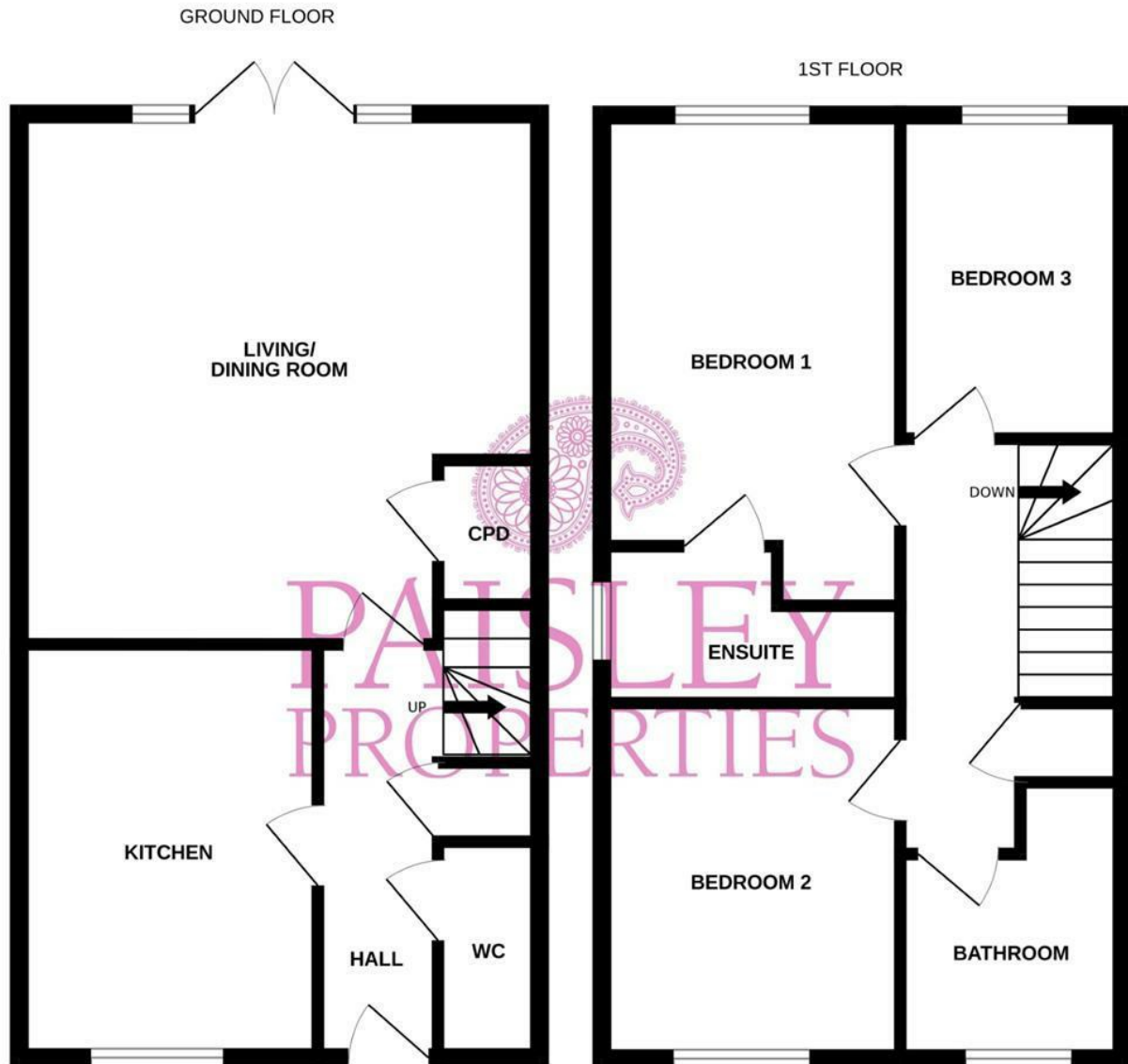
~ Paisley Mortgages ~

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.



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	97
(81-91) B	85
(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	

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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