14 St Andrews Drive, Darton S75 5LX

OFFERS IN THE REGION OF £250,000

A BEAUTIFULLY PRESENTED THREE BEDROOM, EXTENDED SEMI DETACHED HOUSE WITH SEPARATE UTILITY ROOM AND GROUND FLOOR WC, DELIGHTFUL ENCLOSED REAR GARDEN, SEPARATE GARAGE AND DRIVEWAY PARKING. READY TO MOVE INTO, AN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING E

PAISLEY PROPERTIES

LOBBY

You enter the property through a composite front door into this welcoming lobby giving space to remove shoes and coats. Natural light comes in via the glazed panels in the door and panels to the side, there is a wall mounted radiator and inset ceiling spotlights. A staircase leads to the first floor and an internal door leads to the lounge.

LOUNGE 12'11" apx x 10'7" max

Attractively presented and refurbished to a high standard and incudes a contemporary feature panel wall. Natural light is drawn in from the double glazed window to the front, there is a wall mounted radiator and ceiling lights. Glazed panel internal doors lead to the lobby and kitchen.

BREAKFAST KITCHEN 13′10″ max x 10′2″ apx

First part of this impressive space which includes the open access to the dining room and an internal door which leads to the utility room and ground floor WC. In the kitchen there is a great range of wall and base units with a light green finish, complimentary wood effect worktops, composite one and half bowl sink with mixer tap and tiled splashbacks. Integral appliances include the eye level oven, four ring gas hob with stainless steel extractor hood over, fridge freezer and dishwasher. The decor matches the units with wood effect vinyl flooring running underfoot. There is coving to the ceiling, an open window space looking into the dining room and a large opening also leading to the dining room, both which draw in natural light. An internal door leads to the utility room and a glazed panel door leads to the lounge.

DINING ROOM 11′1″ apx x 9′2″ apx

Superb additional space, currently a dining room however it has many potential uses. Useable all year round courtesy of the wall mounted radiator and pitched roof, the space is bathed in natural light through the double glazed windows which look out the the rear garden. There is wood effect vinyl flooring flowing from the kitchen, ceiling lighting and power sockets. French doors lead to the rear garden.

UTILITY ROOM 14′2″ max x 6′10″ max

Exceptional extra space, giving access to the garage, the ground floor WC and access to the decked patio adjacent to the rear of the property. There are wall units and worktop space, inset ceramic sink with mixer tap, plumbing for a washing machine and space for an under counter dryer, with natural light brought in through the glazed window to the rear with obscure glass. There is low energy strip lighting, a wall mounted radiator and door to the garden with obscure glass.

GROUND FLOOR WC

Useful utility, especially when entertaining, meaning guests don't having use the main bathroom. There is a twin flush low level WC, vinyl flooring and exposed brick wall.

LANDING 8′5″ apx x 3′1″ plus stairs

Stairs ascend from the lobby to the well presented first floor landing having access to the loft and internal doors leading to the bathroom and all bedrooms.

BEDROOM ONE 11′11″ plus cupboard x 8′5″ apx

Lovely main double bedroom, again with elegant presentation and flooded with natural light through the two double glazed window to the front. There is space for freestanding bedroom furniture in addition to the built in wardrobe and cupboard, there is a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

BEDROOM TWO 9′8″ apx x 7′5″

Second well proportioned bedroom, this time located at the rear of the property with the double glazed window overlooking the garden. There is plenty of space for freestanding bedroom furniture, the room is neutrally decorated with a feature wall, there is a wall mounted radiator, ceiling lighting and an internal door leads to the landing.

BEDROOM THREE 6′11″ apx x 6′2″ apx

Third bedroom, a single bedroom currently used as a dressing room, again located at the rear of the property with the double glazed window overlooking the garden. There is space for freestanding bedroom furniture, the room is neutrally decorated with a feature wall, there is a wall mounted radiator, ceiling lighting and an internal door leads to the landing.

BATHROOM 7'4" apx x 5'0"

Stylish bathroom having a modern three piece bathroom suite in white consisting of a panel bath with mixer tap and thermostatic shower over, vanity wash unit with square basin mixer tap and storage under and twin flush low level WC. There is tiling on the walls to full height, tiled flooring, inset ceiling spot lighting and chrome towel radiator. A double glazed window with obscure glass brings in natural light, there is an extractor fan and an internal door leads to landing

GARAGE AND PARKING 12'2" x 6'11"

There is driveway parking to the front leading to the attached garage which has wall and base units in it, power and light, roof storage space and a roller door. A door leads to the utility room.

FRONT AND REAR GARDENS

The external space starts at the front with the lawn area having a path leading to the front door, slate areas, mature tree and a paved area for the bins. The impressive rear garden has a decked area adjacent to the property and useful as a seating area. The lawn has stepping stones on it and there are slate borders with a mature palm tree. At the far end of the garden is the exceptional Pergola, with both open and closed roof space, prefect for the changeable British weather.

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 B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:
None

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
AGENT NOTES:

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.

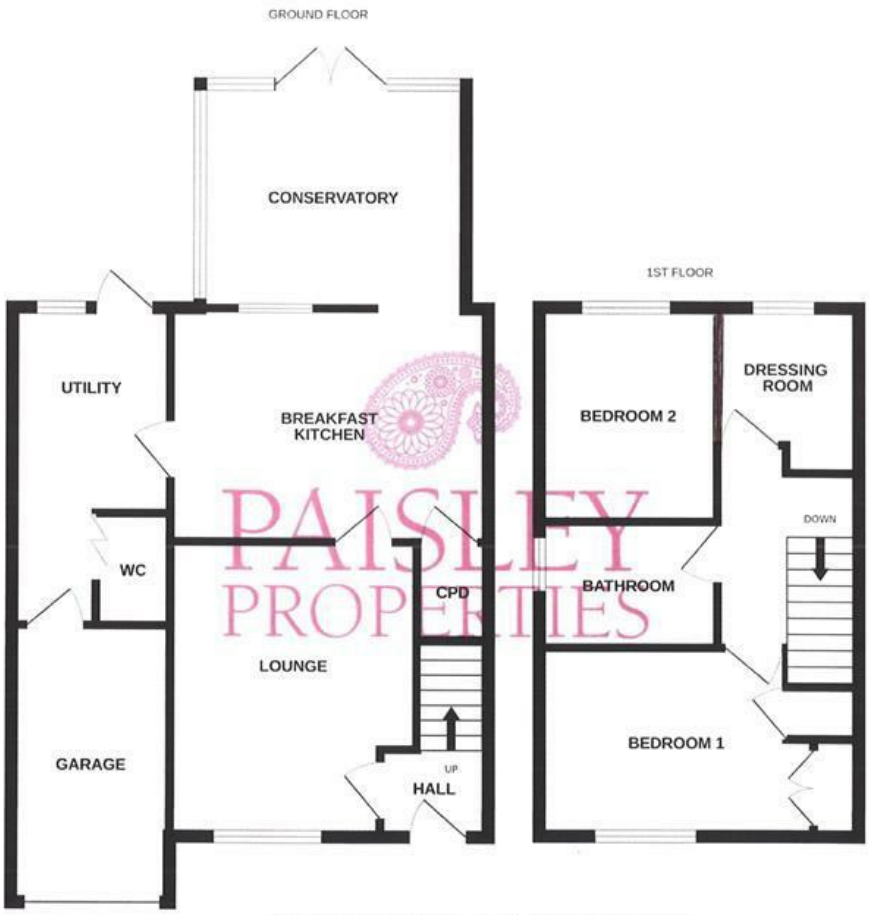
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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. *



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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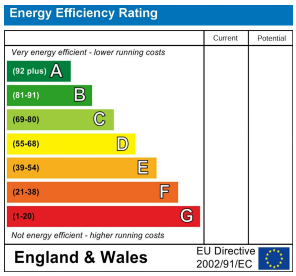

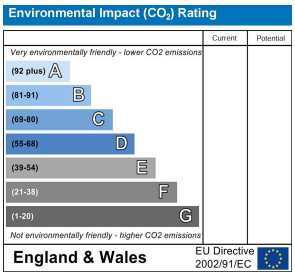

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