

3 Snailsden Way,
Staincross S75 6EE

OFFERS AROUND
£160,000



APPEALING TO FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS ALIKE THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMMODATION AND IS BURSTING WITH POTENTIAL. IT BOASTS A REAR ENCLOSED GARDEN AND DRIVEWAY PARKING SITTING IN A QUIET RESIDENTIAL CUL DE SAC.
FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a white uPVC door into a welcoming hallway which is light and airy courtesy of a side facing window and an obscure glazed panel next to the door. Carpet runs underfoot and a staircase ascends to the first floor landing. A door leads to the lounge.

LOUNGE 13'4" x 12'7" max

Located to the front of the property with a large window flooding the room with natural light and offering views out to the front garden and street beyond, this lovely spacious lounge has neutral décor and ample space to accommodate lounge furniture. A decorative fire in a wood and marble surround creates a focal point in the room and a sloped ceiling to one end adds interest. A cupboard under the stairs offers some storage. A central light fitting in a decorative ceiling rose finished off the room nicely. Doors lead into the entrance hallway and dining kitchen.



DINING KITCHEN 13'5" x 7'10" max

Positioned to the rear of the property with a window looking out to the garden, this good sized dining kitchen is fitted with white base and wall units, wood effect worktops, a single bowl stainless steel sink and drainer with mixer tap over and tiled splashbacks. Cooking facilities comprise of an electric hob with concealed extractor fan over and an electric oven. There is space for a tall fridge freezer and space and plumbing for a washing machine. Vinyl flooring runs underfoot. There is room for a dining table and chairs if so desired. An exterior door gives access to the garden and door leads to the lounge.



LANDING 5'10" x 8'2" max

A carpeted staircase leads to the first floor landing which boasts a side facing window allowing natural light to cascade in. A hatch gives access to the part boarded loft. There is carpet underfoot and doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 10'11" x 7'11" max

This charming double bedroom is neutrally decorated and can be found to the rear of the property with garden views from its window. There is ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 7'11" x 7'4" max

Enjoying views of the front garden and the street beyond from its window, this tastefully decorated bedroom benefits from grey wood effect laminate flooring underfoot and has space for freestanding bedroom furniture along with a single bed. A door leads to the landing.



BEDROOM THREE 5'10" x 9'3" max

Again located to the front of the property with a window looking out over the quiet street, this compact bedroom accommodates a single bed and other items of freestanding bedroom furniture. There is carpet underfoot. A door leads to the landing.

BATHROOM 5'1" x 7'7" max

This contemporary bathroom has a white three piece suite comprising of a low level W.C., pedestal wash basin and a bath with a wall mounted shower mixer tap attachment. The room is fully tiled with monochrome tiles with a decorative border and a glass bath screen protects the vinyl flooring from splashes. A cabinet over the basin offers some storage and a flush light fitting completes the room. An obscure window allows natural light to enter and a door leads to the landing.



FRONT & PARKING

To the front of the property is a long driveway reaching down the side of the property providing parking for two vehicles. It passes alongside an open garden area which is laid to lawn.

REAR GARDEN

To the rear of the property is a long enclosed garden which is mainly laid to lawn with a paved and gravelled area close to the house suitable for accommodating garden furniture and offering an al fresco dining space.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY COUNCIL - BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas Central Heating

*Broadband & Mobile - Fibre & good mobile reception

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK: low risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: none

PROPERTY ACCESSIBILITY & ADAPTATIONS: none

COAL AND MINEFIELD AREA: Historical mining area

~ 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.

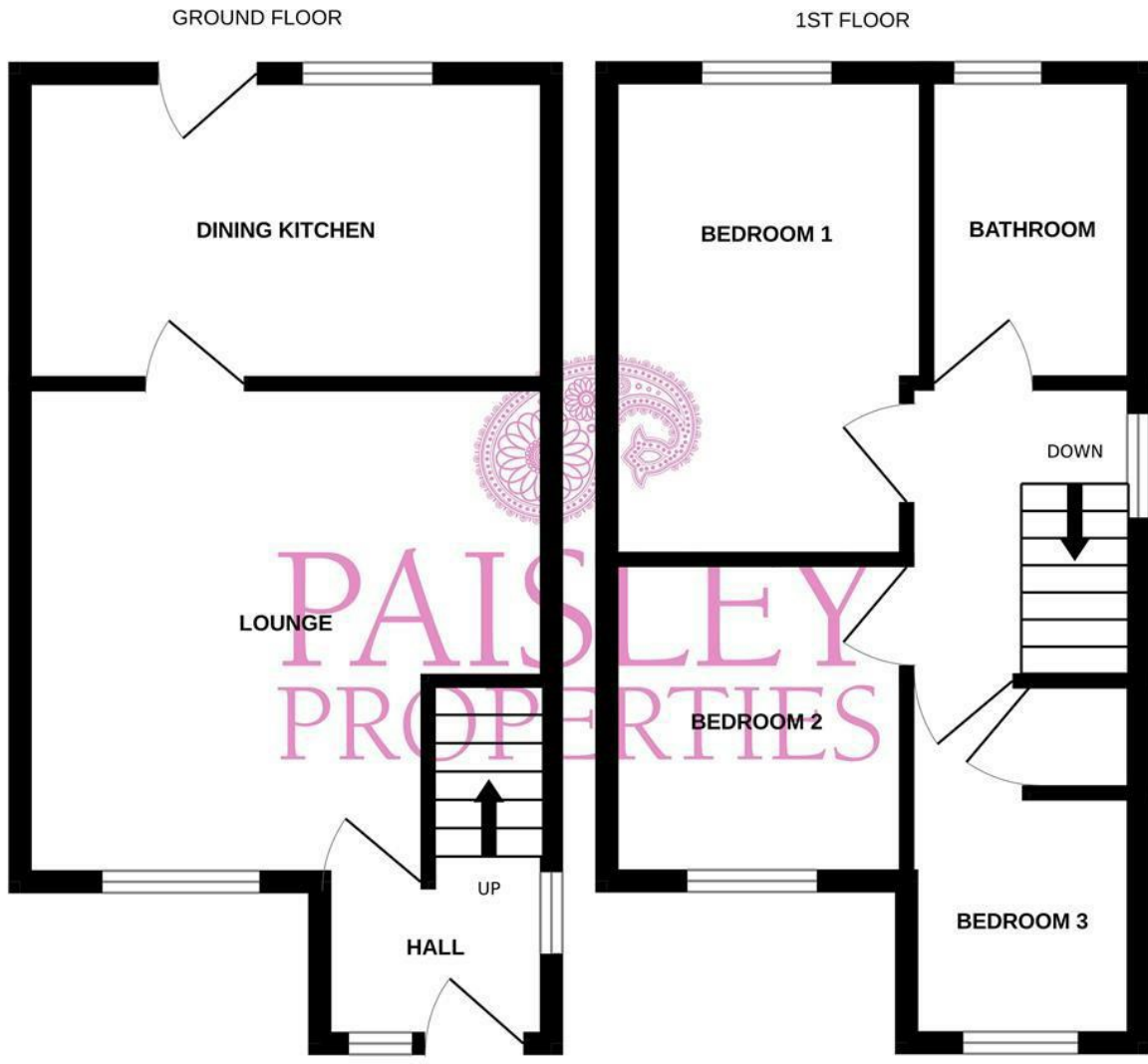
~ Paisley Mortgages ~

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.

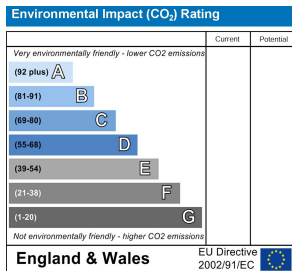
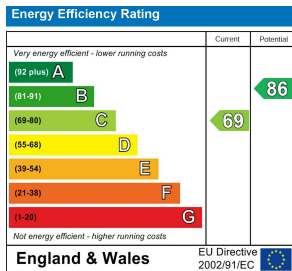
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
Made with Metropix ©2024



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

