

49 Heritage Court,
Scissett HD8 9WN

OFFERS OVER
£230,000



*****REDUCED FOR A QUICK SALE!***** NEATLY POSITIONED ON A QUIET CUL-DE-SAC, THIS FANTASTIC THREE BEDROOM TERRACED PROPERTY IS READY TO MOVE INTO AND INCLUDES MODERN FIXTURES AND FITTINGS, STUNNING DINING KITCHEN, ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into this welcoming entrance hallway which has space to remove outdoor gear on arrival. There is practical karndean flooring and doors lead to the downstairs WC and lounge.

DOWNSTAIRS WC 3'7" max x 5'6" max

This handy cloakroom is fitted with a low level WC and wall mounted hand wash basin with mixer tap over. There is space to store coats and shoes if required and karndean flooring completes the space. A door leads to the entrance hallway.



LOUNGE 10'2" max x 17'8" max

This beautifully presented, cosy lounge boasts ample space for freestanding furniture and has a large front facing window allowing natural light into the space. There is neutral decor, an understairs cupboard and doors lead to the entrance hallway and dining kitchen. A staircase rises to the first floor landing.



DINING KITCHEN 14'1" max x 8'0" max

Spanning the rear of the property, this gorgeous dining kitchen is the ideal space for enjoying delicious meals with loved ones. The kitchen is fitted with a range of attractive white wall and base units, complimentary work surfaces, grey tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, washing machine, electric double oven and four ring gas hob with extractor fan over and there is space/plumbing for a dishwasher to be installed if desired. A rear facing window overlooks the garden and to one end of the room there is plenty of space to house a dining table and chairs. Spot lights and karndeian flooring complete the room, patio doors open onto the rear garden and a door leads to the lounge.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a handy storage cupboard, loft hatch and doors to the three bedrooms and bathroom.

BEDROOM ONE 10'7" max x 11'8" max

Positioned to the rear of the property, this immaculately presented double bedroom has ample space for furniture and benefits from a mirrored fitted wardrobe to one wall. There is a rear facing window, neutral decor and doors lead to the en-suite and landing.



EN-SUITE 6'2" max x 8'1" max

Fitted with a stylish three piece suite including a double shower cubicle, wall mounted hand wash basin and low level WC. There is a rear facing obscure glazed window, grey tiles to the shower and karndean flooring. A door leads to the bedroom.



BEDROOM TWO 8'8" max x 10'6" max

Another generously sized double bedroom this time located to the front of the property with views over the peaceful cul-de-sac from its window. There is an abundance of space for freestanding furniture and a door leads to the landing.



BEDROOM THREE 8'7" max x 7'4" max

This charming third double bedroom is currently used as a snug/guest room but could alternatively make a great child's nursery, hobby room or home office for those who work from home. There is a front facing window, neutral decor and a door leads to the landing.



HOUSE BATHROOM 6'0" max x 7'1" max

This stunning house bathroom is fitted with a three piece white suite including a bath with shower over and glazed screen, wall mounted hand wash basin with mixer tap and low level WC. The room is partially tiled with attractive grey tiles, there is karndeian flooring and a heated towel rail. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a lovely garden which is fully enclosed by boundary walls and fencing and has a lawn and decked area ideal for outdoor furniture. A shared path leads down the side of the property to the front.



FRONT/OFF ROAD PARKING

To the front of the property there are two off road parking spaces, a flagged pathway and low maintenance pebbled area which is perfect for pots and planters to add a splash of colour to the frontage.

AGENTS 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 SURVEYORS

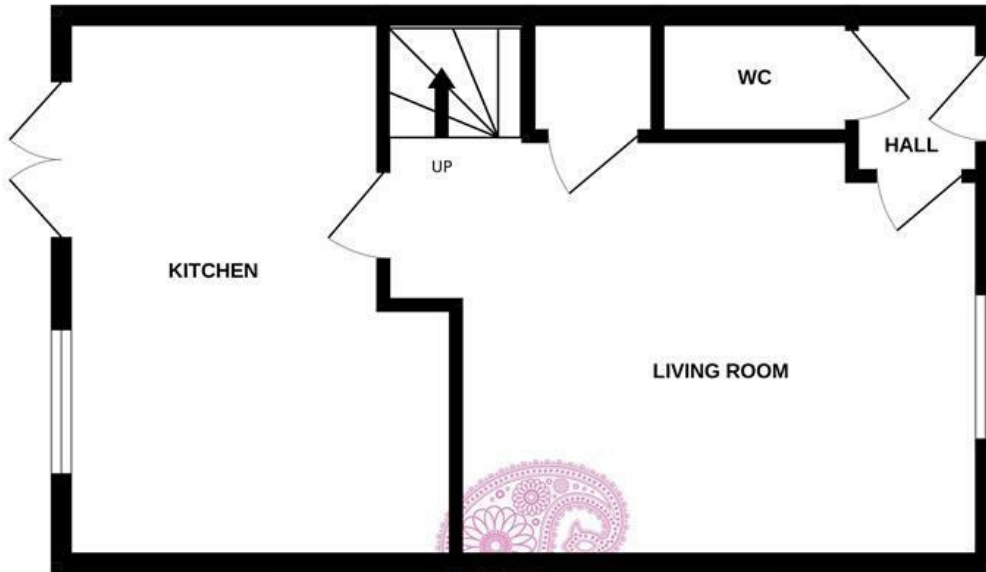
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

PAISLEY MORTGAGES

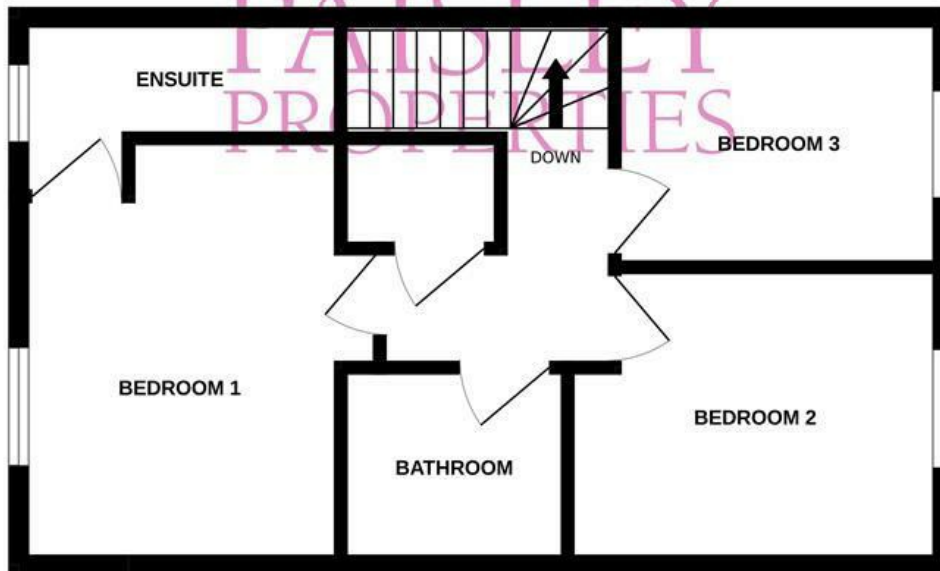
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

GROUND FLOOR

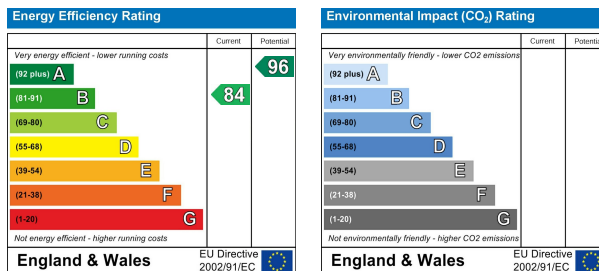


1ST FLOOR



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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