18 Snailsden Way, Barnsley S75 6EE

OFFERS IN THE REGION OF £195,000

A SPACIOUS TWO-BEDROOM DETACHED BUNGALOW OFFERING GENEROUS ACCOMMODATION WITH POTENTIAL FOR MODERNISATION AND IMPROVEMENT. THE PROPERTY FEATURES A KITCHEN/DINER, TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM, TOGETHER WITH A PRIVATE DRIVEWAY AND GENEROUS REAR GARDEN. AN IDEAL OPPORTUNITY FOR THOSE LOOKING FOR A PROPERTY TO RENOVATE AND MAKE THEIR OWN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING:

PAISLEY PROPERTIES

ENTRANCE/KITCHEN

The property is accessed via a uPVC door, which opens directly into the kitchen. The kitchen is filled with plenty of natural light and features a range of white wall and base units complemented by black marble-effect worktops. Black and white tiled walls run throughout, creating a stylish retro feel. The kitchen is equipped with a one-and-a-half bowl sink and drainer with mixer taps, an electric oven and four-ring hob with extractor hood. There is space for an integrated fridge freezer and washing machine, as well as room for a small table and two chairs. The kitchen benefits from ceramic tiled flooring and is positioned to the rear of the property, overlooking the rear garden.

LOUNGE

Positioned to the rear of the property, the lounge provides ample space for freestanding furniture and benefits from an electric fireplace, creating a cosy focal point. The room is finished with wood-effect laminate flooring and features doors leading directly into the conservatory, while the entrance door opens back onto the landing.

CONSERVATORY

A great addition to the property, this bright and versatile conservatory offers plenty of space for a variety of uses, whether as a relaxing reading room, home office or additional living space. Surrounded by windows, the room enjoys lovely views over the rear garden and plenty of natural light. The wood-effect laminate flooring provides a practical and attractive finish.

BEDROOM ONE

Positioned to the front of the property, bedroom one is a well-proportioned double bedroom offering plenty of space for freestanding furniture. The room benefits from two built-in storage cupboards or wardrobes, providing useful additional storage.

BEDROOM TWO

Positioned to the front of the property, bedroom two is a well-proportioned double bedroom offering plenty of space for freestanding furniture. The room benefits from two windows, allowing plenty of natural light to fill the space. The bedroom is in need of some attention and would benefit from modernisation, offering buyers the opportunity to update and personalise the room to their own taste.

FAMILY BATHROOM

Positioned to the side of the property, the shower room is fitted with a white low-level WC, hand wash basin with mixer tap and an electric shower. The room features a heated towel rail and white marble-effect wall tiles. A frosted window provides natural light while maintaining privacy.

FRONT/DRIVEWAY

A generous and completely private front driveway provides ample off-road parking for multiple vehicles. The driveway is fully paved and benefits from gated access leading towards the entrance door. A particularly attractive feature of the property, the spacious frontage offers both practicality and convenience.

REAR GARDEN

The rear garden is fully paved and offers plenty of opportunity for growing shrubs and displaying potted plants. The garden benefits from two detached sheds providing useful storage, along with an additional storage area or potential greenhouse, ideal for keeping gardening tools and equipment. Once a well-used and much-loved garden, the outdoor space now requires some attention and would benefit from being refreshed to bring out its full potential.

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:
PRIVATE DRIVEWAY. OFF STREET

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Loft conversion
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There has been a ground floor extension to the rear
*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.

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.

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.

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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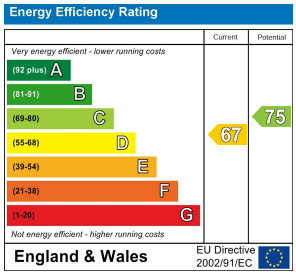

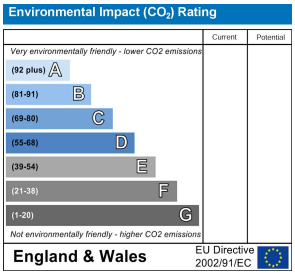

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