

1 Greenside Avenue,  
Staincross S75 6BB

OFFERS AROUND  
£150,000



**\*\*NO ONWARD CHAIN\*\* JUST BURSTING WITH POTENTIAL AND PRIME FOR MODERNISATION THIS WELL CARED FOR THREE BEDROOM END TERRACE PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, GARDENS TO FRONT AND REAR AND ROADSIDE PARKING.  
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 3'1" x 3'10"**

You enter the property through a black uPVC door into a lovely entrance hallway. A carpeted staircase with a white painted balustrade ascends to the first floor landing. A door leads through to the lounge.

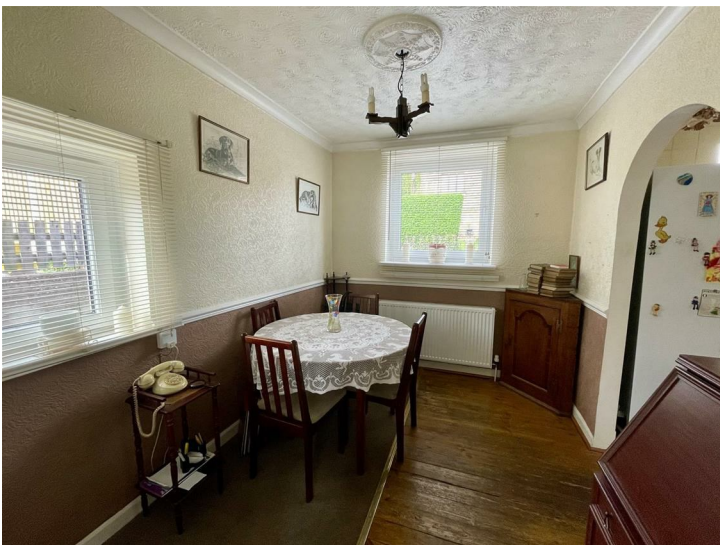
### **LOUNGE 13'4" x 12'7" max**

Positioned to the front of the property with a large window allowing natural light to flood in and offering views out to the front garden, this cosy lounge has a living flame gas fire with a cream marble hearth and wooden surround as a focal point and ample space to accommodate lounge furniture. Alcoves either side of the chimney breast provide perfect homes for freestanding items of furniture. The room has neutral décor with a dado rails, coving and a decorative ceiling rose with a central light fitting. Varnished wood floorboards run underfoot. Doors lead to the dining room and entrance hallway.



### **DINING ROOM 7'10" x 10'4" max**

Sandwiched neatly between the lounge and the kitchen this neutrally decorated dining room is beautifully light courtesy of windows to dual aspects, A mixture of wooden floorboards and carpet adorn the floor. A large under stairs cupboard with a window and built in shelves is the perfect place for storing household items. There is ample space for a good sized table and chairs. An archway leads through to the kitchen and a door leads to the lounge.



### **KITCHEN 8'3" x 10'4" max**

Located to the rear of the property with an exterior door leading to the shared yard and garden, this functional kitchen is fitted with beige melamine base and wall units with wooden trim, cream marble effect roll top worktops, beige tiled splashbacks with decorative inset tiles and a stainless steel sink. Cooking facilities comprise of a white electric oven, electric hob with extractor fan over. There is space for a tall fridge freezer and space and plumbing for a washing machine. Varnished floorboards run underfoot and an arch leads through to the dining room.



### **FIRST FLOOR LANDING 7'9" x 7'0" max**

A staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. A hatch offers access to the loft. Doors lead to the three bedrooms and house bathroom.



### **BEDROOM ONE 11'5" x 10'5" max**

Located to the front of the property with a large window overlooking the garden and street beyond, this generous double bedroom has an abundance of space for freestanding bedroom furniture items. There is a central light fitting and carpet runs underfoot. A door leads to the landing.



**BEDROOM TWO 11'7" x 8'3" max**

Positioned to the rear of the property with a window overlooking the garden this charming double bedroom has space for freestanding items of bedroom furniture. There is carpet underfoot and a pendant light fitting. A door leads to the landing.



**BEDROOM THREE 7'10" x 8'5"**

Positioned to the rear of the property with a window overlooking the garden, this good sized bedroom has ample space for a single bed and accompanying bedroom furniture. A door leads to the landing.

**BATHROOM 7'4" x 5'8" max**

This modern bathroom is fitted with a three piece white shell design suite comprising a low level W.C., wall mounted hand wash basin and a bath with brass taps and mahogany wood accents. The room is partially tiled with white and gold tiles and one wall has white painted wood panelling. Varnished wood parquet floor runs underfoot. An obscure window allows natural light to enter and a door leads to the landing.



## EXTERIOR

To the front of the property is a compact enclosed low maintenance garden with a path and steps to the front door. A shared pedestrian access runs around the back of the terrace row allowing access to the rear and neighbouring property. To the rear of the property just across the shared access is a gorgeous enclosed cottage garden, which is planted with colourful blooms and evergreen plants either side of a pathway which leads to a patio area just perfect for al fresco dining, There is a garden shed for storage.





## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY COUNCIL BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas central heating

\*Broadband & Mobile - no broadband

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: Shared access to the rear of the property - private garden across the shared yard.

FLOOD & EROSION RISK: Very low risk

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS:

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.

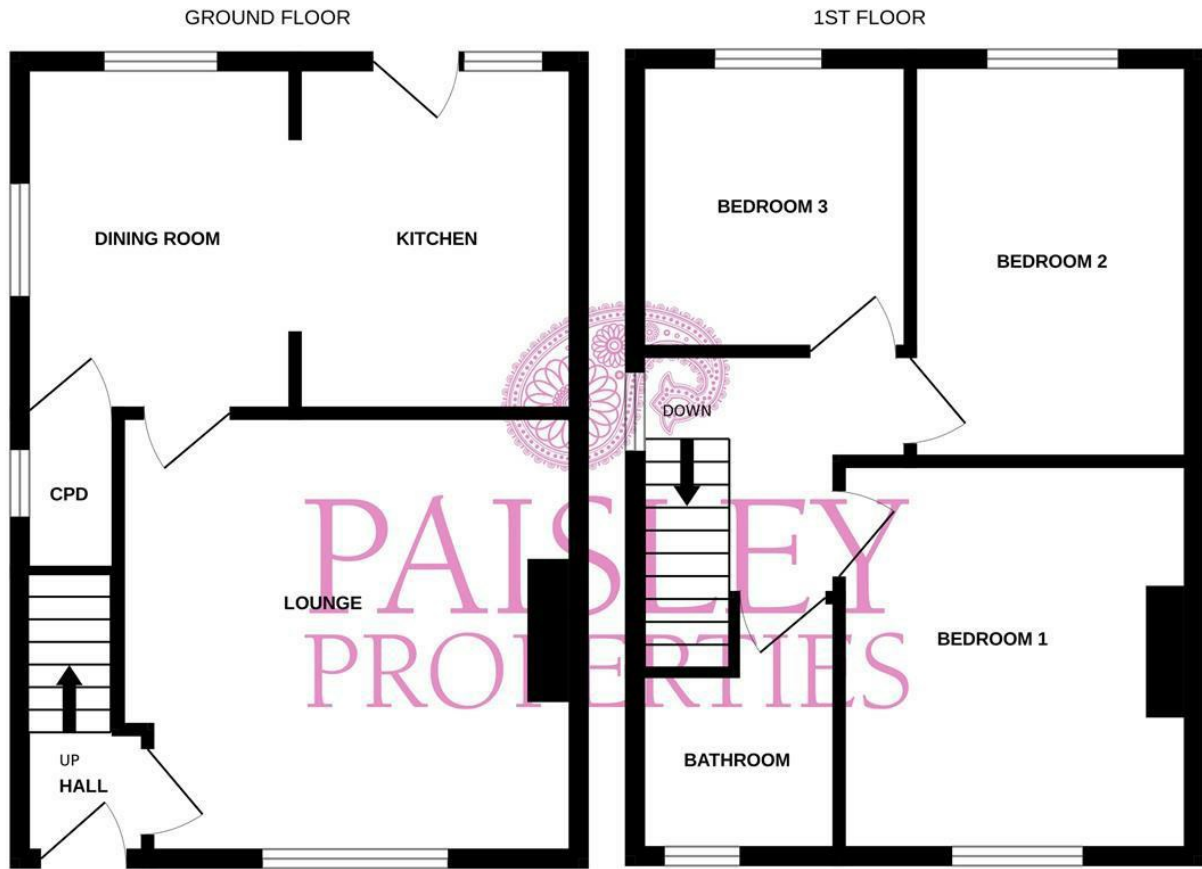
**~ Paisley Mortgages ~**

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. \*

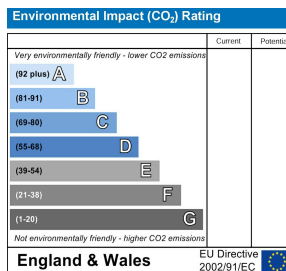
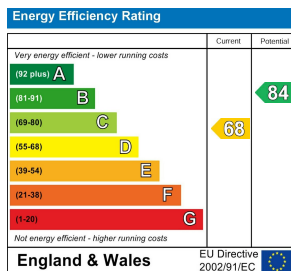
**~ Paisley Surveyors ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



GREENSIDE AVENUE

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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