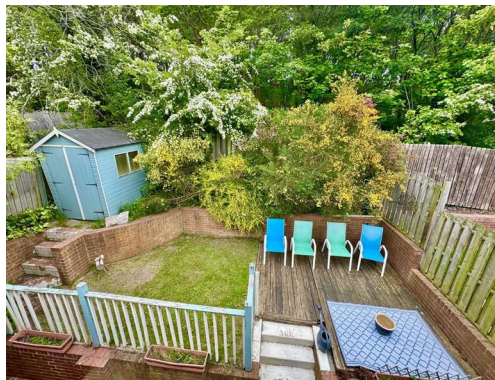


24 Redland Grove,
Staincross S75 6LZ

OFFERS AROUND
£260,000



A SPACIOUS THREE/FOUR BEDROOM EXTENDED DETACHED HOME OFFERING GOOD SIZE LIVING ACCOMMODATION AND BURSTING WITH POTENTIAL. THERE IS A CONSERVATORY, ROOM ABOVE THE GARAGE AND EXTERNALLY THE PROPERTY BOASTS A DRIVEWAY, GARAGE AND TIERED GARDEN TO THE REAR WITH SHED.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE

You enter the property via a timber door into the lounge.

LOUNGE 19'1" x 14'4" max including cupboard

Generous living room with lots of natural light brought in via the timber framed double glazed window to the front. There is solid wood flooring, two wall mounted radiators, decorative coving to the ceiling and useful storage cupboard. The focal point is the fireplace with marble base and backing having decorative surround and there is an open doorway leading to the inner hallway.



INNER HALLWAY 10'9" x 2'10"

Situated in the middle of the property and linking the ground floor rooms, this well presented area has attractive, modern vinyl tile flooring, coving to the ceiling and a timber door leading to the garden. There is an open doorway to the lounge, internal doors leading to the kitchen, ground floor WC and conservatory/garden room with a staircase leading to the first floor bedrooms and house bathroom.

KITCHEN 10'9" x 7'8"

Situated at the rear of the property and having a timber framed double glazed window looking out to the garden this breakfast kitchen has a range of matching wall and base units with complimentary rolled worktops and inset stainless steel sink and mixer tap. There are tiled splashbacks and integrated appliances come in the form of a dishwasher, under counter fridge, electric oven and ceramic hob with extractor over. There is plumbing for a washing machine, space for an upright fridge freezer and a breakfast bar area. There is tiled flooring, a wall mounted radiator and an internal door leads to the inner hallway.



GROUND FLOOR WC 5'10" x 2'10"

Useful ground floor cloaks, especially when entertaining and adding to the potential uses of the additional rooms. There is a two piece suite in white consisting of a wall mounted wash hand basin with tiled splashbacks and twin flush low level WC. There is matching attractive vinyl floor tiles, a wall mounted radiator coving to the ceiling and timber double glazed window with obscure glass. An internal door leads to the inner hallway.



CONSERVATORY/GARDEN ROOM 9'10" x 8'10"

Excellent extra room with a multitude of uses. Currently set up as a dining/multi function room, there are doors leading to the garden, double glazed windows to one side, timber flooring, wall mounted radiator, power sockets and lights. An internal door leads to the inner hallway and a second internal door leads to the staircase taking you to the study/office.



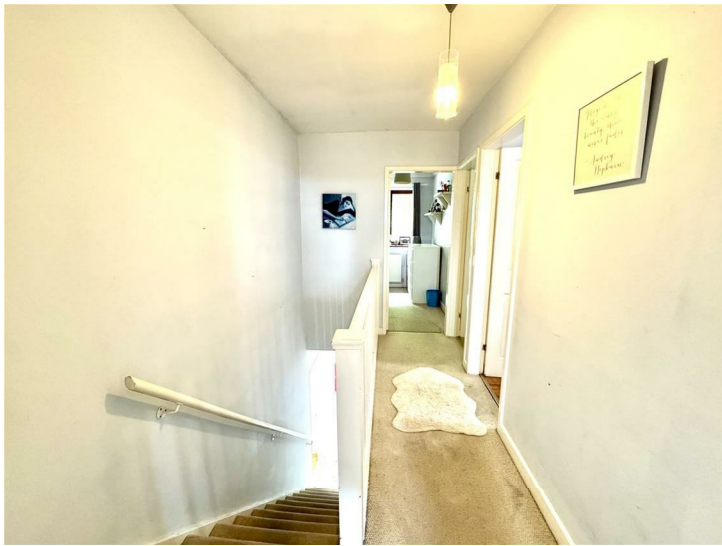
BEDROOM FOUR OFFICE/STUDY 14'9" max, limited headroom x 9'4"

Stairs ascend from the garden room to this superb extra space, adding to the potential use for this area of the property. There is laminate flooring, timber framed double glazed window and under eaves storage cupboards.



LANDING 11'5" x 5'11" max including stairs

Stairs ascend from the inner hallway to the first floor landing having carpet flooring and internal doors to all bedrooms and house bathroom in this part of the property.



BEDROOM ONE 14'4" max into recess x 8'10"

Good size master bedroom, situated at the front of the property with far reaching viewings offered by the double glazed window to the front. There is carpet flooring, a wall mounted radiator, coving to the ceiling and plenty of space for a double bedroom and freestanding bedroom furniture. An internal door leads to the landing.



BEDROOM TWO 11'9" x 7'6"

Second double bedroom, this time situated at the rear of the property and with views of the garden via the timber framed double glazed window. There is plenty of space for free standing bedroom furniture and a double bed, carpet flooring and wall mounted radiator. There is access to the loft and an internal door leading to the landing.



BEDROOM THREE 8'9" x 6'6"

Third bedroom in this part of the house, situated at the rear of the property overlooking the rear garden via the timber framed double glazed window. The room would fit a single or small double bed, there is carpet flooring and a wall mounted radiator. An internal door leads to the landing.



BATHROOM 7'11" x 6'1"

Stylish bathroom having a three piece suite in white consisting of a modern oval bath with side mixer taps and shower attachment, pedestal wash basin with mixer tap and twin flush low level WC. There is full height tiling to the walls, laminate flooring, a wall mounted radiator and timber framed double glazed window to bring in natural light. An internal door leads to the landing.



GARAGE 19'7" x 9'5"

Well proportioned garage having power, light and up and over door. There is excellent potential to convert this space and add it to the accommodation already supplied.

EXTERNALLY

A driveway to the front gives off road parking with a side gate giving access to the rear of the property. The rear is on two levels and, similar to the internal of this home, there is excellent potential to create something outstanding. Included is a garden shed and the garden has mature plants, shrubs with mature trees giving the privacy desired.





~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band B

PROPERTY CONSTRUCTION:
Brick and block

PARKING:
Attached garage plus driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 - FTTC Up to 100 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

~ 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.

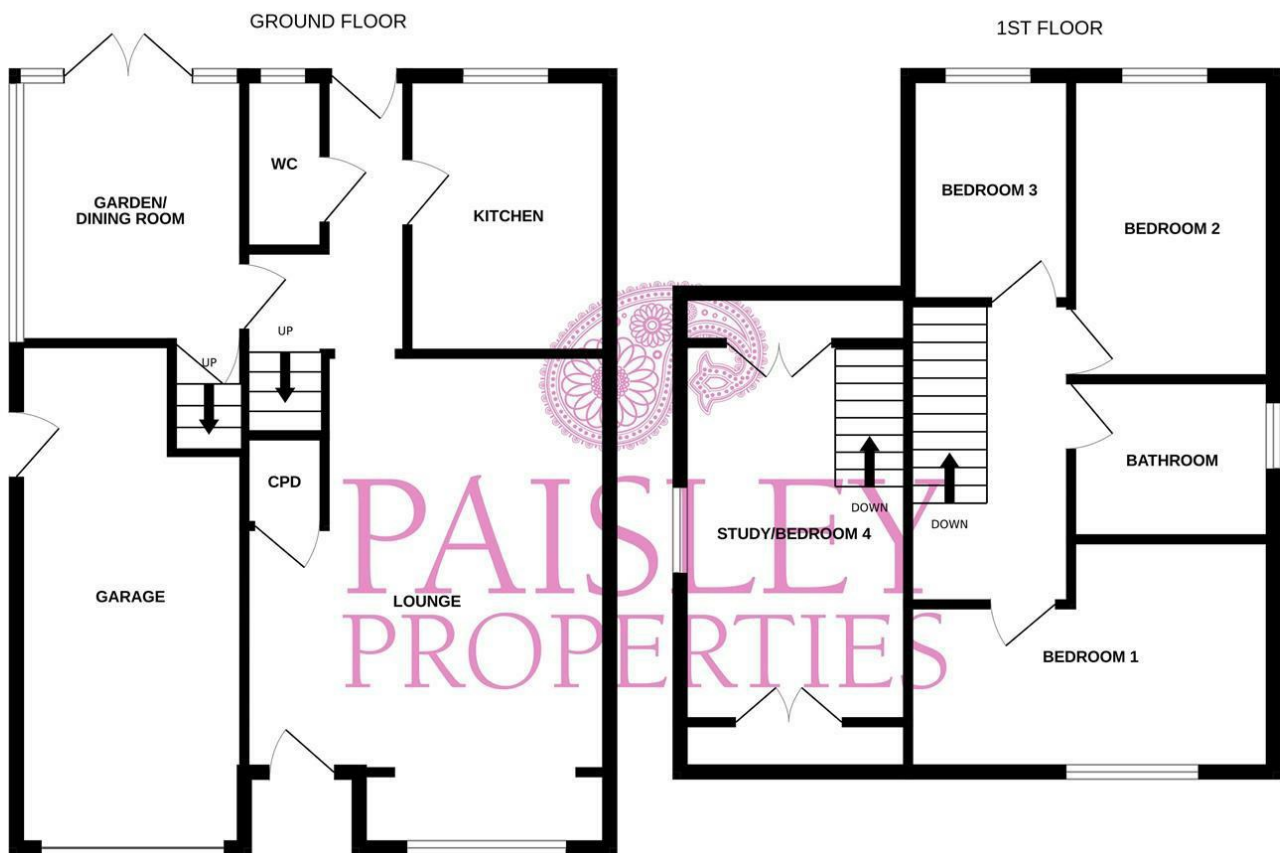
~ Paisley Mortgages ~

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.

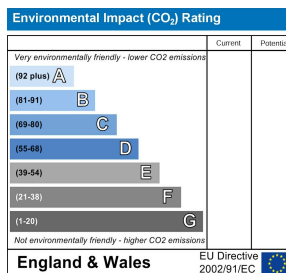
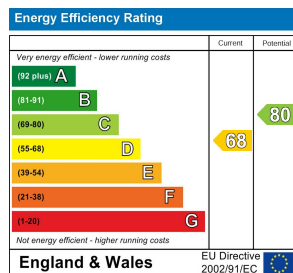
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.
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PAISLEY
PROPERTIES