

40 Brooklyn Avenue,  
Dalton HD5 9YF

OFFERS AROUND  
£240,000



**\*\*NO CHAIN\*\* NEUTRALLY DECORATED THROUGHOUT THIS THREE BEDROOM SEMI DETACHED BUNGALOW SITS ON A GOOD SIZE PLOT WITH EXTREMELY SPACIOUS LIVING ACCOMMODATION, GENEROUS GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES, GARAGE AND WORKSHOP.**

**FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D**

**PAISLEY**  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a UPVC door into this welcoming and bright entrance hallway which really does set the scene for the accommodation on offer. With ample room for the removal of shoes and coats, double timber doors open to the lounge diner and doors lead through to two bedrooms and the family bathroom.



### **LOUNGE DINER 26'2" x 11'10"**

This great size reception room is light and airy courtesy of the large bay window which gives pleasant views over the front garden and patio doors which open to the rear garden. The room has a feature brick fireplace housing a gas fire and ample space for freestanding living and dining furniture. Doors lead through to the kitchen, bedroom three/family room and back through to the hallway.



### **KITCHEN 13'0" x 5'11"**

This modern kitchen is fitted with white timber wall and base units, contrasting worktops with matching up stands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with concealed extractor above. There is plumbing for a washing machine and space for a fridge. The kitchen has spotlights to the ceiling and attractive tile flooring underfoot. A large window overlooks the drive, a door leads through to the lounge diner and an external door opens to the rear garden.



**BEDROOM ONE 22'4" x 8'5" max**

Neutrally decorated and featuring dual aspect windows with views over the garden is this spacious double bedroom which has ample space for freestanding bedroom furniture and a door leads through to the hallway.



**BEDROOM TWO 11'6" x 8'5" to fitted wards**

Situated to the front of the property, this good sized double bedroom has a bank of fitted wardrobes, space for freestanding furniture and is bursting with natural light courtesy of the front facing window. The room is neutrally decorated and a door leads through to the hallway.



### **BEDROOM THREE/FAMILY ROOM 12'0" x 10'5"**

Located off the lounge is this versatile room which has two windows with views over the front garden and street scene beyond. The room could be used as a double bedroom, family room, play room or large office space if desired.



### **BATHROOM 11'11" x 8'3" max**

This contemporary bathroom is fitted with a four piece white suite, including a bath with shower attachment, pedestal hand wash basin with mixer tap, waterfall shower cubicle with glass screen, low level W.C and a chrome heated towel radiator. The room is partially tiled with complimentary tile flooring underfoot and an obscure glazed rear window. A door leads through to the hallway.



### **REAR GARDEN**

Accessed from the driveway, kitchen and lounge diner is a sizeable fence enclosed lawn garden with mature shrubs and bushes. A patio ideal for outdoor dining and entertaining and ample space for garden furniture and a timber outbuilding if desired.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property there is lawn with colourful bushes, shrubs and plants. A driveway provides parking for multiple vehicles and could accommodate a camper van.

A single width extra long garage (approx 3 cars length) with up and over door doors provides room for an extra vehicle, extra storage and has light and power. To the rear of the garage is a workshop.





### **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**

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.

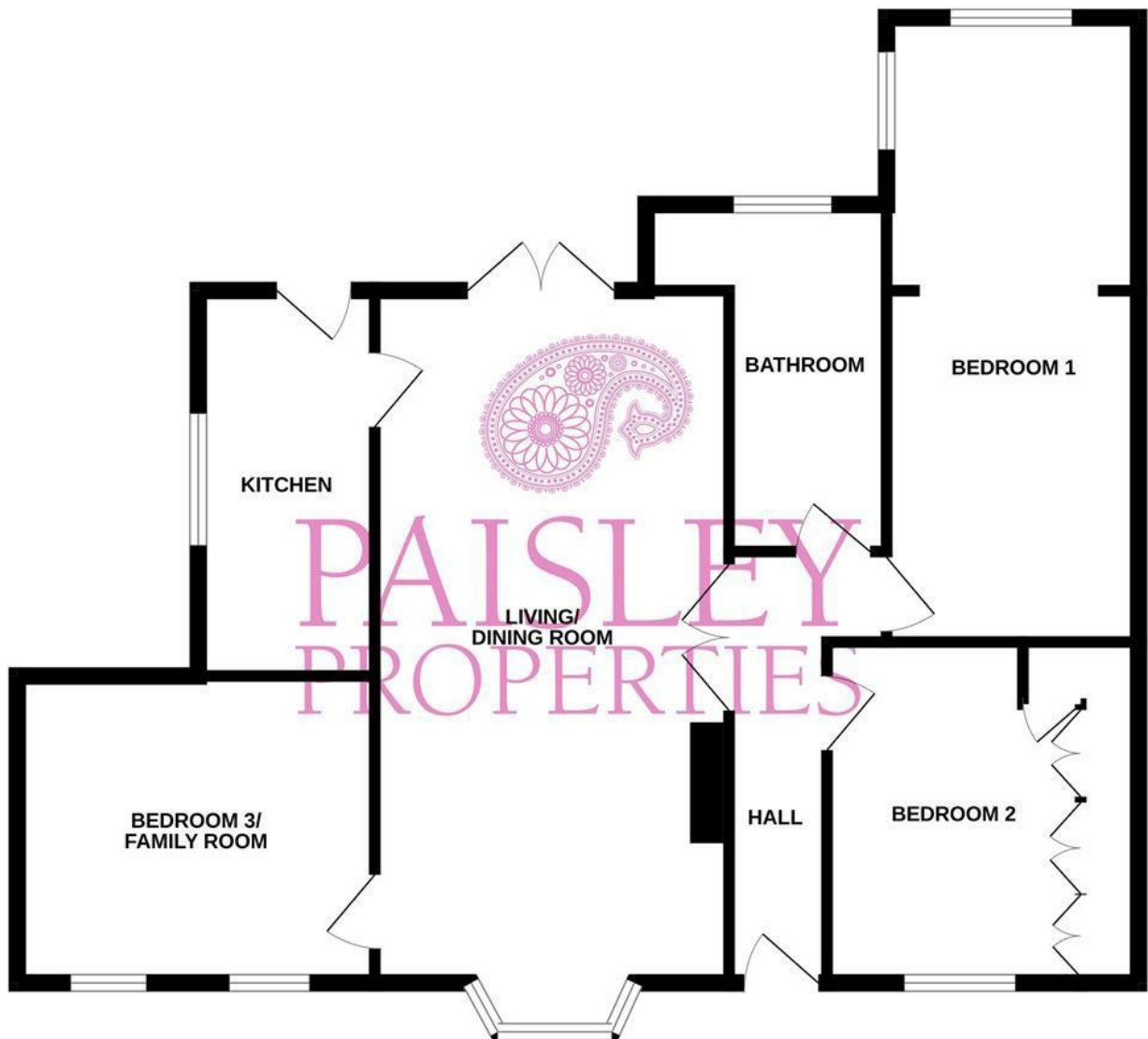
### **SURVEY TEXT**

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.

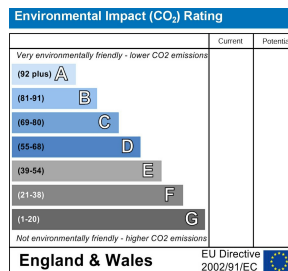
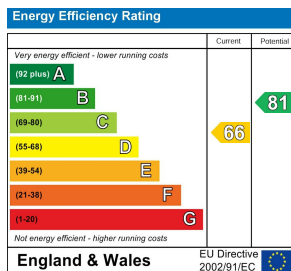
### **MORTGAGES**

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. \*



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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