

18 Parklands Walk,
Shelley HD8 8JW

OFFERS AROUND
£310,000



SITUATED AT THE TOP OF A PEACEFUL CUL-DE-SAC, THIS GOOD SIZED THREE BEDROOM DETACHED PROPERTY HAS UNDERGONE RENOVATION AND INCLUDES NEUTRAL DECOR THROUGHOUT, MODERN KITCHEN AND BATHROOM AND DRIVEWAY LEADING UP TO AN INTEGRAL SINGLE GARAGE.

ENERGY RATING: D / COUNCIL TAX BAND: D / FREEHOLD

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'9" max x 4'3" max

You enter the property through a part glazed uPVC door into this handy entrance porch which has space to remove and store your coats and shoes. There is laminate effect vinyl flooring and a door leads to the lounge.

LOUNGE 16'6" max x 10'8" max

This fantastic living room is very generous in size and has an abundance of space for freestanding furniture. The room is decorated in neutral tones and a large front facing feature window fills the room with light. Doors lead to the inner hallway and dining kitchen.



KITCHEN 18'11" max x 7'9" max

Spanning the rear of the property, this impressive dining kitchen is fitted with a range of grey shaker style wall and base units, oak effect work surfaces, grey tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor fan over and there is space/plumbing for a fridge freezer and slimline dishwasher. To one end of the room there is ample space for a dining table and chairs to enjoy meals with loved ones and French patio doors open onto the rear garden. Laminate flooring completes the kitchen area and doors lead to the lounge.



INNER HALLWAY

The inner hallway has doors to the garage and lounge and a staircase rises to the first floor landing.

FIRST FLOOR LANDING

Stairs ascend from the inner hallway to the first floor landing which has doors to the three bedrooms and house bathroom. A side facing window allows natural light into the space and a loft hatch provides access into the loft space.



BEDROOM ONE 13'7" max x 10'9" max

Positioned to the front of the property, this generously sized double bedroom has neutral decor and ample space for furniture. There is a front facing window and a door leads to the landing.



BEDROOM TWO 10'9" max x 10'8" max

Another well proportioned double bedroom which is also neutrally decorated and boasting lots of space for furniture. There is a rear facing window and a door leads to the landing.



BEDROOM THREE 10'5" max x 7'10" max

This lovely double bedroom is located to the front of the property and is filled with light courtesy of the front facing window. There is tasteful decor and a door to the landing.



HOUSE BATHROOM 7'9" max x 7'8" max

This beautiful house bathroom is fitted with a stylish four piece white suite including a bath with central mixer tap, double corner shower cubicle, low level WC and a pedestal hand wash basin with mixer tap over. The room is fully tiled with attractive grey tiles, there is complimenting oak effect flooring and a rear facing obscure glazed window floods the space with light. Spot lights complete the room, there is a chrome heated towel rail and a door leads to the landing.



FRONT, GARAGE AND PARKING

To the front of the property there is an open lawned garden with stepping stones to the front door and a long driveway providing off road parking for multiple vehicles. The driveway leads up to an integral single garage which has an up and over door, power and light. There is also space/plumbing for a washing machine and a utility area within the garage.



REAR GARDEN

Bursting with potential to be beautifully landscaped, this generous garden is on an enviable plot and wraps around the side of the property. There is a patio adjoining the property and scope to extend the property itself to the rear or side if desired subject to relevant planning permissions and consents.



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.

MATERIAL INFORMATION

TENURE:

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX:

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

*Water supply & Sewerage-

*Electricity & Gas Supply -

*Heating Source -

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

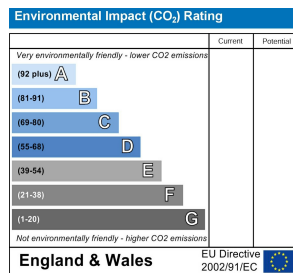
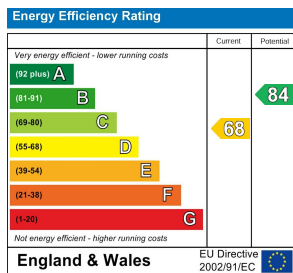
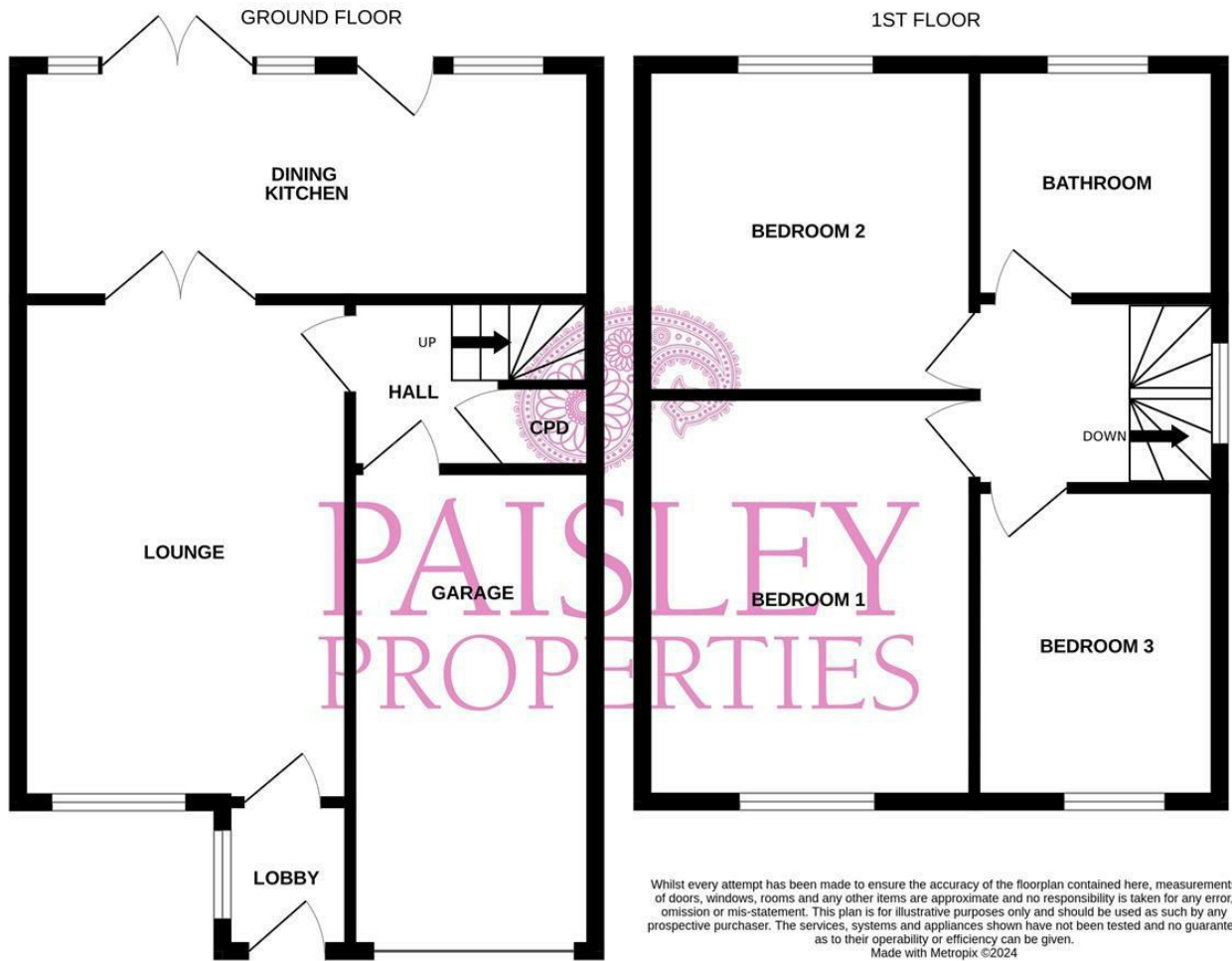
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk 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.



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