

47 Oaklands Drive,
Dalton HD5 8PR

OFFERS AROUND
£190,000



LOVED FOR OVER 60 YEARS, THIS WELL CARED FOR THREE BEDROOM SEMI DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED REAR GARDEN WITH ADJOINING WOODLAND, SINGLE ATTACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD 999 YEARS - EXPIRING 2962 - CHARGES TBC / COUNCIL TAX BAND C / ENERGY RATING E.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with side window into this spacious and welcoming entrance hallway with room for freestanding furniture. Doors lead through to the lounge, dining room, kitchen and an understairs cupboard provides storage for household items. A staircase with a timber balustrade ascends to the first floor landing.



LOUNGE 15'1" x 12'2" max

This spacious lounge is positioned to the front of the property and is bursting with natural light courtesy of the large front facing window. There is a good amount of space for freestanding living room furniture and a coal effect gas fire with tile surround gives a lovely focal point. An archway leads to the dining room creating a lovely open plan feel and a door leads back through to the entrance hallway.



DINING ROOM 10'2" x 9'3" max

The dining room offers lovely views over the rear garden, ample space for a dining table, chairs and freestanding furniture. A doorway leads through to the kitchen and an archway opens to the lounge.



KITCHEN 9'1" x 8'0" max

The kitchen is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, grill and four ring electric hob with concealed extractor over and freezer. There is plumbing for a washing machine and a pantry provides space for household items and a fridge. A window overlooks the rear garden and doors lead through to the entrance hallway, dining room and an external door opens to the rear garden.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing with a side window, loft hatch and doors lead through to three bedrooms and the house bathroom.

BEDROOM ONE 11'4" x 10'9" max

This superb double bedroom positioned at the front of the property with views over the street scene below has ample room for freestanding furniture, a bank of fitted wardrobes, drawers and a door leads on to the landing.



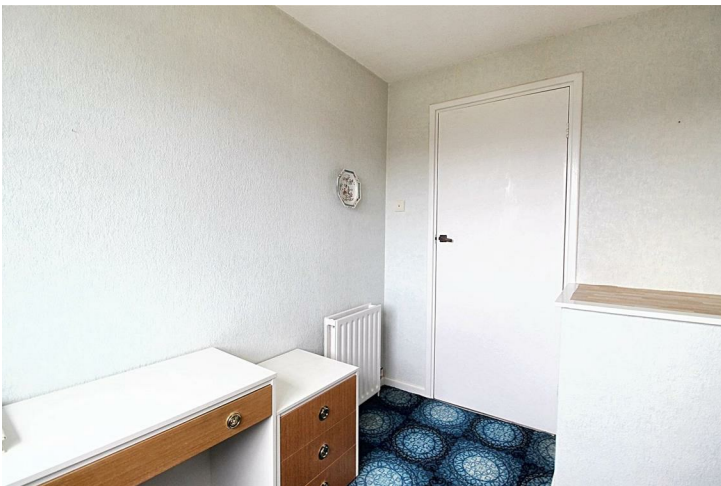
BEDROOM TWO 11'5" x 10'5" max

Another good size double bedroom positioned at the rear of the property with pleasant garden views, space for freestanding bedroom furniture, fitted wardrobes and a floor to ceiling storage cupboard which also houses the water cylinder. A door leads onto the landing.



BEDROOM THREE 8'7" x 6'11" max

A neutrally decorated small double bedroom positioned at the front of the property which would also make a great home office, space for freestanding furniture, bulk head and a door leads on to the landing.



BATHROOM 7'6" x 5'8" max

The house bathroom is fitted with a three piece white suite including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled, a rear obscure glazed window allows natural light to flood the room and a door leads onto the landing.



REAR GARDEN

This beautifully maintained and peaceful rear garden provides a patio with space for garden furniture and to enjoy outdoor dining/entertaining. A low level wall divides the space and leads up a couple of steps to a generously sized lawned garden with colourful raised flower beds, shrubs, bushes and a lovely blossom tree. The garden adjoins woodland to the rear and benefits from an abundance of wildlife.

The rear garden gives access to the kitchen, garage and a handy storage room ideal for storing outdoor furniture.

Please note The rear of the garden is leased from the local council... Charges TBC.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is an open driveway which has room for two vehicles leading to a single garage. To the side of the driveway is a garden with bursting with colourful plants, flowers shrubs and bushes. A passage leads through to the rear garden.





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.

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.

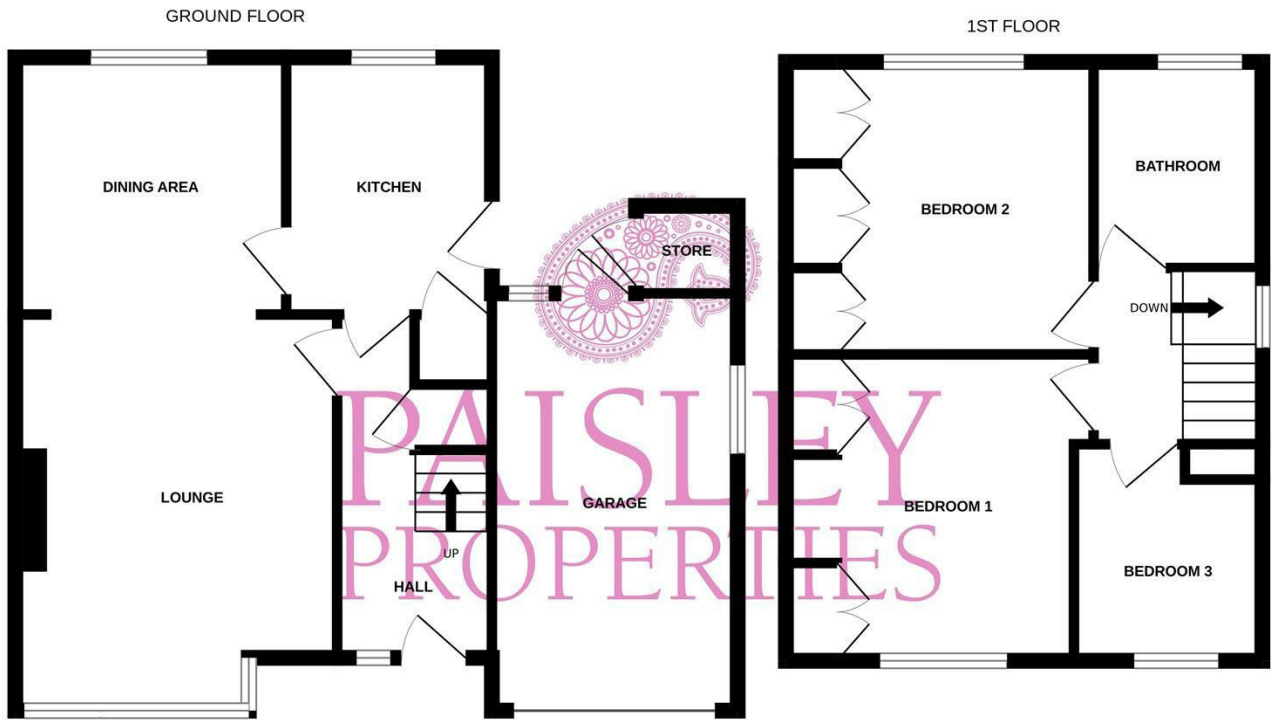
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

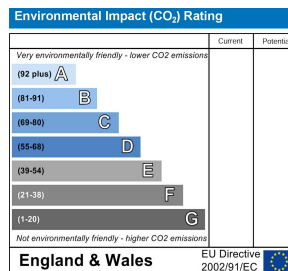
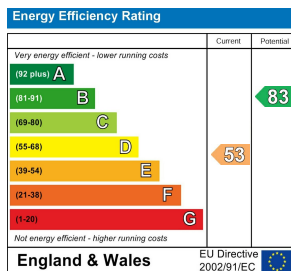
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 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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