

6B Cross Green Road,
Dalton HD5 9XX

OFFERS AROUND
£190,000



A MODERN THREE BEDROOM TOWN HOUSE SET OVER THREE FLOORS WITH HIGH SPECIFICATION KITCHEN AND BATHROOMS, NEUTRAL DECOR THROUGHOUT, OFF ROAD PARKING AND ENCLOSED GARDEN.

EPC: B

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a uPVC part glazed door into this bright and airy entrance hallway which provides a welcoming space to remove outdoor coats and shoes. There is pale wood effect laminate flooring, spot lights, stairs ascend to the first floor landing and doors lead through to the downstairs W.C, lounge and kitchen.

WC

This useful W.C is fitted with a pedestal hand wash basin and low level W.C. The walls are partially tiled with coordinating tiles to the floor and there are spot lights to the ceiling. There is an obscure glazed front facing window and a door leads to the hall.

KITCHEN 7'5" x 12'4"

Fitted with white high gloss wall and base units, wood effect roll top work surfaces with matching up stands and a one and a half bowl stainless steel sink with mixer tap. This modern kitchen also benefits from an integrated electric oven, four ring gas hob, chrome and glass extractor fan and fridge freezer, with space and plumbing for a washing machine. Front facing and Velux windows allow the room to be flooded with natural light and creates a contemporary feel to this space. There are spot lights to the ceiling and wood effect vinyl completes the room. A door leads to the entrance hall and the room opens to the fantastic living dining room creating a great open plan feel.



LOUNGE DINER 21'10" x 14'7" max

This impressive room really has the wow factor and is bright and airy with plenty of room for freestanding living and dining room furniture. The main focal point of the room is the stunning garden room area at the rear, with floor to ceiling glazing allowing light to fill the room and providing a pretty view of the garden. The room is decorated in neutral tones and is sure to impress. An opening leads to the kitchen making a perfect space for entertaining dinner guests and a door leads to the entrance hall.





FIRST FLOOR LANDING

Stairs ascend from the entrance hall onto this spacious landing. There is a large front facing window allowing natural light to stream in and doors lead to the two first floor bedrooms and house bathroom. A further staircase rises to the master bedroom.

BEDROOM TWO 14'3" x 7'10"

This generous double bedroom is attractively presented and sits to the rear of the property with a window enjoying a garden view. There is plenty of space for freestanding bedroom furniture and a door leads onto the landing.



BEDROOM THREE 7'10" x 11'5"

This further double bedroom sits at the front of the property and benefits from a continuation of the neutral decor and has substantial space for freestanding bedroom furniture. There is a front facing window enjoying a view of the quiet street and a door leads to the landing.



HOUSE BATHROOM 8'8" x 6'4"

This good sized bathroom is fitted with a four piece suite which includes a white bath, white separate shower, pedestal hand wash basin and a low level W.C. The room has been partly tiled with appealing wall tiles and has contrasting tiles to the floor. Natural light enters the room through an obscured glass window, there is a radiator and spot lights complete the room. A door leads to the first floor landing.



MAIN BEDROOM 14'7" x 15'10"

Stairs ascend from the first floor landing into this superb double bedroom which is bursting with natural light courtesy of the two Velux windows. The room is decorated in neutral tones and there is ample space for freestanding furniture. Incorporated in the eaves space is additional storage and space for a walk-in wardrobe if required. A door leads to the staircase and en-suite.



EN-SUITE

This stylish and modern en-suite comprises of a large shower cubicle with sliding glass door and chrome thermostatic bar shower, a white pedestal hand wash basin and white low-rise W.C. The walls are fully tiled with contrasting floor tiles, there are spot lights to the ceiling and a door leads to the master bedroom.



EXTERNAL

To the front of the property is space for parking two vehicles on a private tarmac drive.

To the rear of the property is a fabulous enclosed garden, mainly laid to law with a patio adjoining the sun room area of the living room.



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.

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.

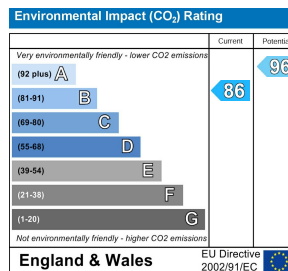
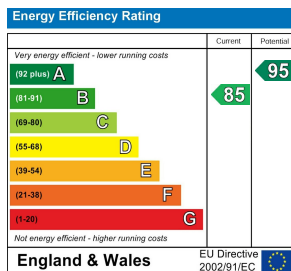
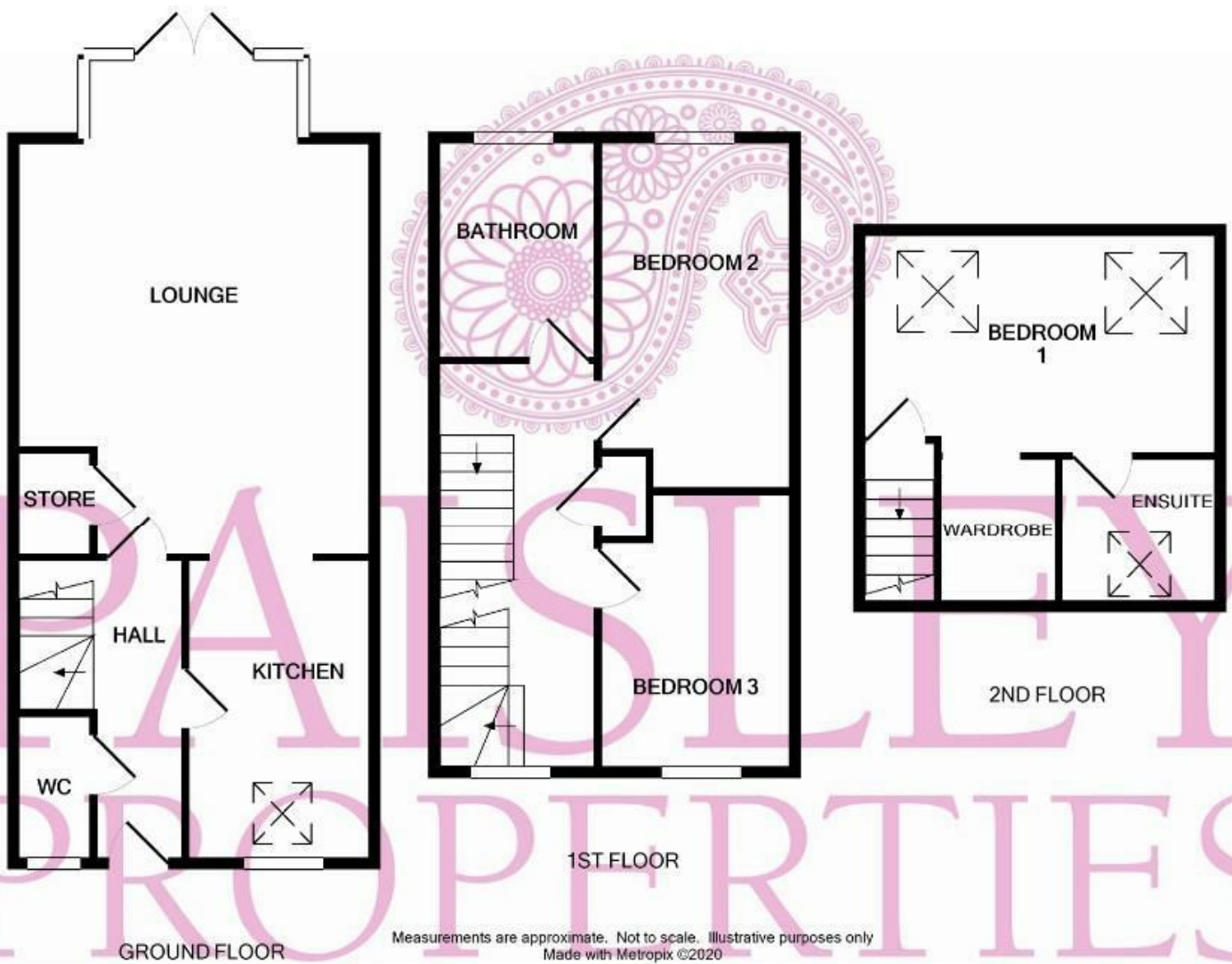
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You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



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