

34 Broad Lane,
Moldgreen HD5 9BY

PCM
£675 PCM



THIS ATTRACTIVE TERRACED PROPERTY IS READY TO MOVE INTO AND OFFERS GENEROUS LIVING ACCOMMODATION, THREE GOOD SIZED BEDROOMS AND REAR GARDEN

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS OR SMOKERS, BOND IS £775, EPC IS D57

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into a handy entrance hallway which is ideal for removing and storing coats and shoes. The space has been tastefully decorated with an attractive dado rail and new carpet and stairs ascend to the first floor landing. Doors lead to the living room and kitchen.



LIVING ROOM 11'1" x 11'5"

This spacious living room is flooded with natural light courtesy of the large front facing window. There is plenty of space for freestanding furniture and the room has been decorated in neutral tones. A door leads to the entrance hall.



KITCHEN 5'10" x 13'5"

This superb kitchen is located at the rear of the property and is fitted with a range of high quality solid wood wall and base units, black roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and grill, four ring gas hob with black extractor fan over, dishwasher and there is plumbing/space for a washing machine and fridge freezer. The kitchen has been cleverly designed to incorporate a breakfast bar which is ideal for modern living and doors lead to the cellar, entrance hall and rear garden. An opening leads to the dining room creating a great open plan feel.



CELLAR

Stone steps lead down into this useful keeping cellar which has power and light.

DINING ROOM

Positioned off the kitchen, this useful second reception room would make a fantastic dining room or second sitting room if required. Benefitting from solid wood flooring, coving and lots of natural light pouring in through the rear facing window. This room has been decorated in a continuation of the neutral tones and the main focal point of the room is the wall hung electric fire which will give a cosy feel when in use.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has neutral decor and a loft hatch. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 10'1" x 12'7"

This generously sized double bedroom has attractive décor, plenty of room for freestanding bedroom furniture, picture rail and a rear facing window overlooking the garden. A door leads to the landing.



BEDROOM TWO 12'7" x 10'7"

Located to the front of the house, this superb double bedroom also enjoys tasteful décor and plenty of space for freestanding furniture. A door leads to the landing.



BEDROOM THREE 8'6" x 6'6"

This single bedroom would make a lovely child's room, guest room or home office. A window looks over the front garden and street beyond and a door leads to the landing.



BATHROOM

Fitted with a modern white three piece suite including a bath with thermostatic shower over, pedestal hand wash basin and low level W.C. This sizeable bathroom is fully tiled with complementary wall and floor tiles, has a chrome heated towel rail, obscure glazed rear facing window and a door which leads to the landing.



FRONT EXTERNAL

To the front of the property is an enclosed gravelled area with a low boundary wall, which could currently house potted plants for a splash of colour. The current owners have previously been approved by the council for a dropped kerb to create off road parking; this is something a potential buyer may wish to follow through with at their own expense.

REAR EXTERNAL

To the rear of the property is a good sized, low maintenance garden with fenced boundaries. The garden is ideal for housing garden furniture and sitting out in the summer months.



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.

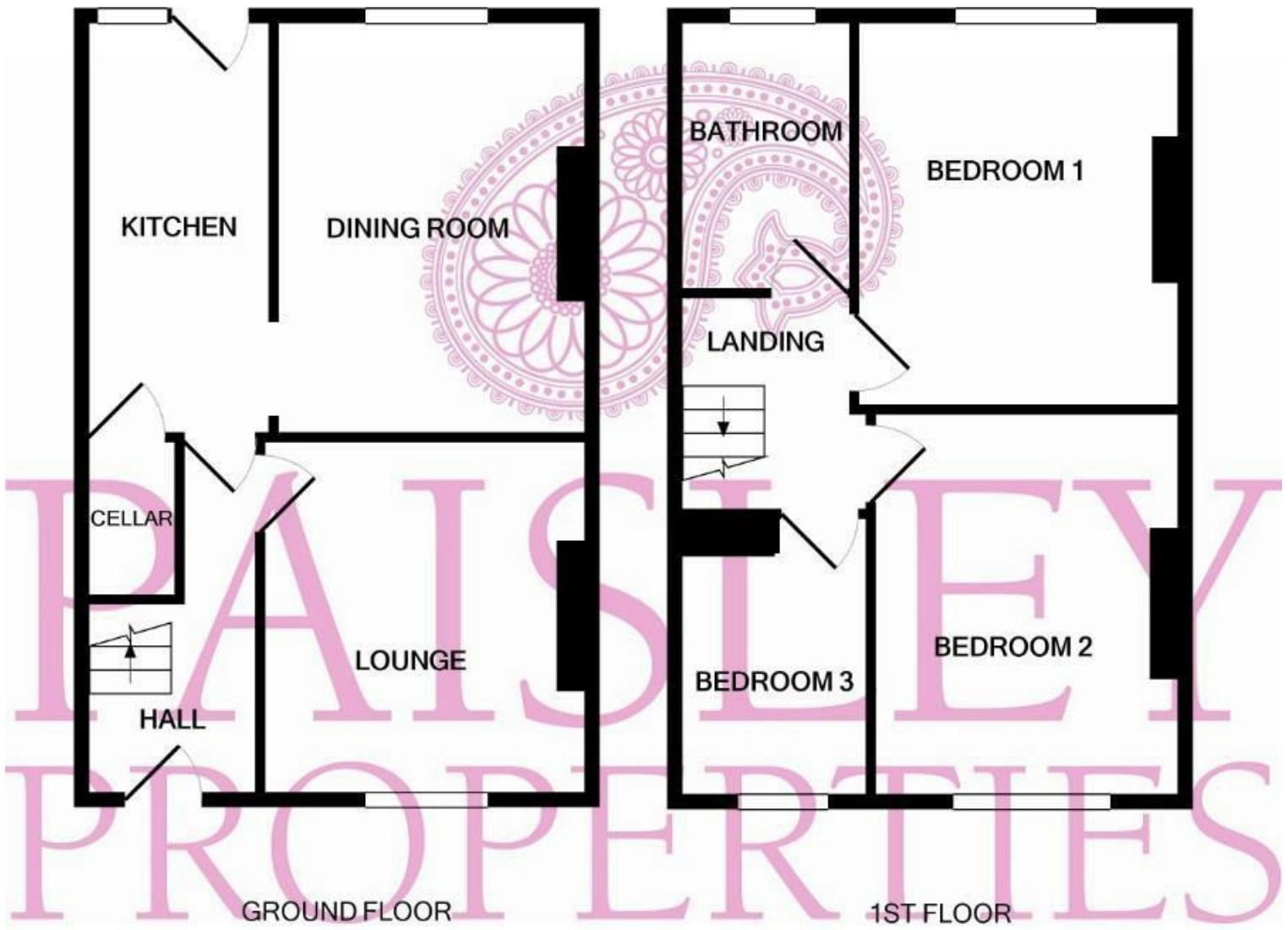
PAISLEY

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.

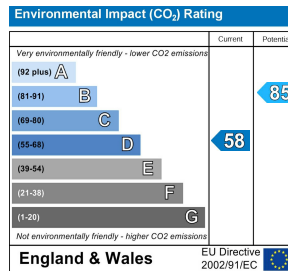
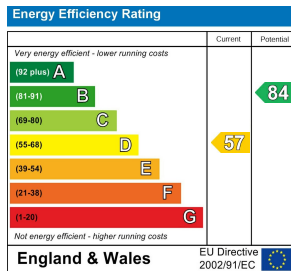
MORTGAGES

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. *



Measurements are approximate. Not to scale. Illustrative purposes only
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