

73 Ings Mill Drive,
Clayton West HD8 9PW

OFFERS AROUND
£210,000



LOCATED AT THE TOP OF A POPULAR VILLAGE CUL-DE-SAC, THIS SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME IS READY TO MOVE INTO AND INCLUDES A LONG DRIVEWAY, DETACHED SINGLE GARAGE AND ENCLOSED REAR GARDEN. ENERGY RATING: E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door into this very welcoming entrance hallway which has space to remove your coats and shoes. There is a side facing window, doors to the WC and lounge and a staircase rises to the first floor.

DOWNSTAIRS WC

This handy cloakroom is fitted with a two piece white suite including a low level W.C and wall mounted hand wash basin with mixer tap over. A front obscure glazed window fills the space with light, there are white wall tiles and tile effect flooring. A door leads to the entrance hallway.



LOUNGE 14'10" max x 10'6" max

This cosy lounge is decorated in soft, neutral tones and has a view over the front garden from its large window. A pretty gas fireplace with marble and mahogany surround creates a great focal point to the room and a useful under-stairs cupboard provides excellent space to store household items. Doors lead to the entrance hall and dining room.



DINING ROOM 10'7" max x 8'8" max

Currently used as a home office space, this versatile room could easily accommodate a family dining table and chairs if required and opens onto the conservatory allowing natural light to flow in. Doors lead to the kitchen and lounge.



KITCHEN 8'7" max x 10'7" max

The kitchen is fitted with a range of wood effect wall and base units, contrasting black roll top work surfaces, neutral tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an under unit fridge, newly fitted electric oven and five ring gas hob with extractor fan over. There is space/plumbing for a washing machine and dishwasher and a rear facing window overlooks the conservatory and garden. Tile effect vinyl flooring completes the room, an external door leads out to the side of the property and an internal door leads back to the dining room.



CONSERVATORY 16'6" max x 9'4" max

Spanning the width of the property, this fabulous addition is the heart of the home and could be used for a variety of different uses including a home office, dining area, play room or snug and has lovely views over the garden. An opening leads to the dining room and patio doors open onto the rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window, loft hatch and useful airing cupboard. Doors lead to the three bedrooms and house bathroom.

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

Positioned to the rear of the property, this superb double bedroom is bright and airy courtesy of the large rear facing window which fills the room with light. There is a bank of fitted wardrobes to one side and a door leads to the landing.



BEDROOM TWO 11'5" max x 8'5" max

Another generously sized double bedroom this time situated to the front of the property with views over towards Emley Moor mast from its window. There is ample space for bedrooms items, tasteful decor and a door to the landing.



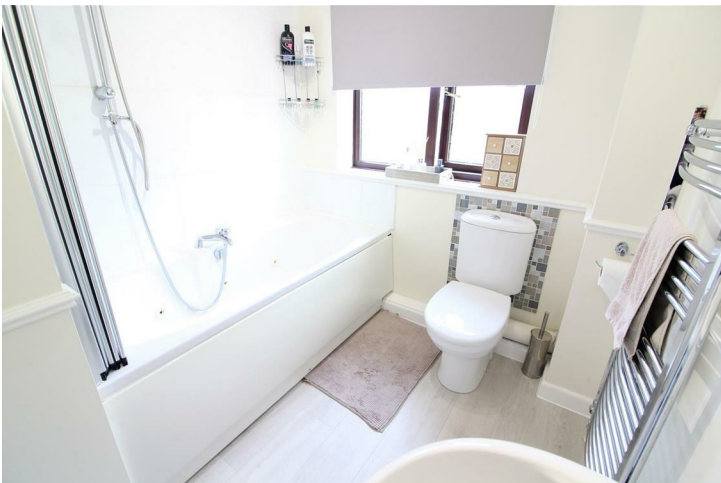
BEDROOM THREE 7'6" max x 8'3" max

This lovely single bedroom includes fitted storage cupboards to the bulkhead and has a good amount of space for a single bed or office furniture. A front facing window provides a pleasant outlook over the cul-de-sac and a door leads to the landing.



HOUSE BATHROOM 7'5" max x 6'8" max

Fitted with a contemporary three piece white suite including a bath with shower over and folding screen, low level W.C and pedestal hand wash basin. The walls are partially tiled with white and mosaic tiling, there is complimentary laminate flooring and a rear facing obscure glazed window floods the room with light. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful garden which is fully enclosed by boundary fencing. A pretty pond sits to one corner and attracts all sorts of wildlife including birds, frogs and fish along with lily pads and shrubs making it a unique space to enjoy. The garden gate provides access to the front.



FRONT, GARAGE AND DRIVEWAY

To the front of the property there is an open lawned area and a path which leads to the front door and side gate. A long driveway runs along the side of the property providing lots of off road parking for vehicles and sits in front of a detached single garage which has an up and over door.



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.

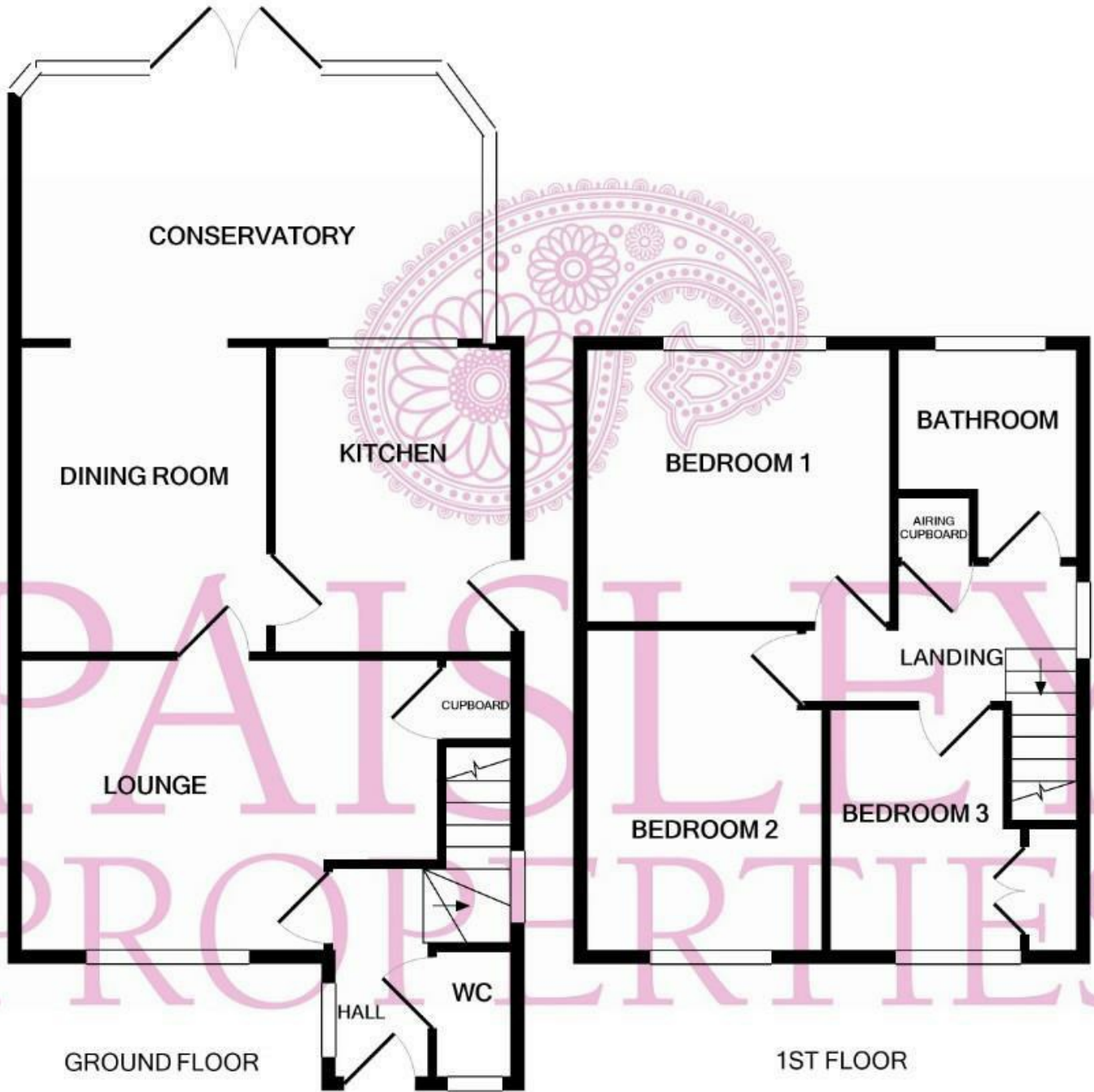
PAISLEY PROPERTIES

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.

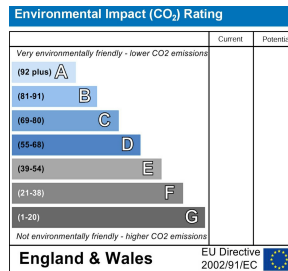
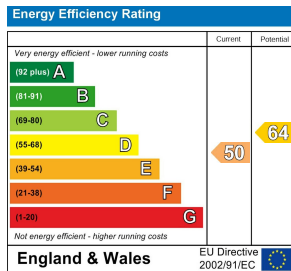
PAISLEY MORTGAGES

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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