

£400,000  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT





## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three bedroom semi detached family home situated in the sought after location of Eagle Farm offering numerous amenities including schools / shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner, utility room, and sitting room, First floor accommodation offers two bedrooms and a family bathroom. Second floor offers bedroom one built in wardrobes and an en suite . Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking for two vehicles. The property further benefits from double glazing, gas to radiator heating.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

# Room Descriptions

## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN DINER

12' 2" x 10' 4" (3.71m x 3.15m)

### UTILITY ROOM

6' 5" x 3' 4" (1.96m x 1.02m)

### DOWNSTAIRS CLOAKROOM

## FIRST FLOOR

### BEDROOM TWO

14' 1" x 9' 4" (4.29m x 2.84m)

### BEDROOM THREE

10' 3" x 7' 2" (3.12m x 2.18m)

### FAMILY BATHROOM

## SECOND FLOOR

### MASTER BEDROOM

18' 2" x 10' 5" (5.54m x 3.17m)

### EN-SUITE SHOWER ROOM

## EXTERIOR

### REAR GARDEN

### DRIVEWAY PARKING FOR TWO CARS

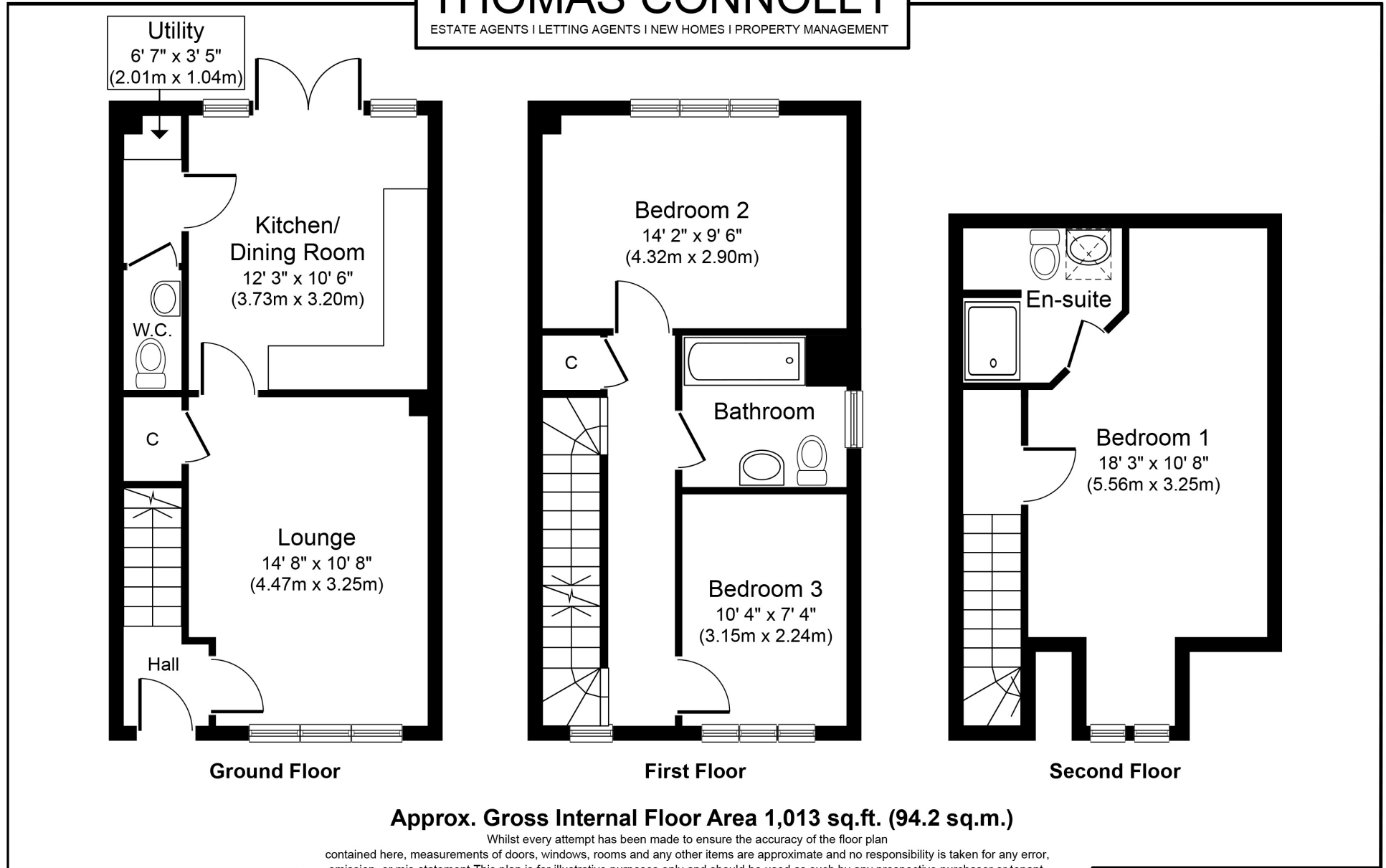
### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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Ground Floor

First Floor

Second Floor

**Approx. Gross Internal Floor Area 1,013 sq.ft. (94.2 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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