



Dawlish Drive,  
Bentilee



**OneAgency**

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# Offers in Excess of £100,000

A two bedroom semi-detached house in a popular location in need of modernisation. The property benefits from front and rear gardens, generous accommodation and fantastic potential. The property is considered to be ideal for first time buyers or buy to let. Viewing is highly advised. No Chain!







## Ground Floor

### Hall

A UPVC front door, radiator and carpet flooring.

### Lounge

4.46m x 3.44m (14' 8" x 11' 3") A window to the front, gas fireplace and surround, radiator and carpet flooring.

### Kitchen

3.19m x 3.08m (10' 6" x 10' 1") A range of wall and base units with worktops, stainless steel sink basin, integral oven, gas hobs with extractor hood over, plumbing for a washing machine, radiator, window to the rear and vinyl flooring.

### Utility Area

2.11m x 2.21m (6' 11" x 7' 3") A useful area with space for a fridge/freezer and dryer, boiler mounted to the wall, UPVC side door and vinyl flooring.

## First Floor

### Bedroom One

4.42m x 3.07m (14' 6" x 10' 1") Two windows to the front, fitted wardrobe unit, radiator and carpet flooring.

### Bedroom Two

3.09m x 3.51m (10' 2" x 11' 6") A window to the rear, radiator and carpet flooring.

### Bathroom

2.36m x 1.69m (7' 9" x 5' 7") A bath with shower unit over, pedestal hand wash basin, low level W/C, window to the rear and side, part tiled walls, radiator.

### External

Front - A lawned garden to the front with paved pathway.

Rear - A rear garden consisting of a paved area, mature shrubs and a shed and greenhouse.

### AGENTS NOTES

A previous buyer had a survey and we understand some remedial works may be required. Buyers are advised to make their own investigations.

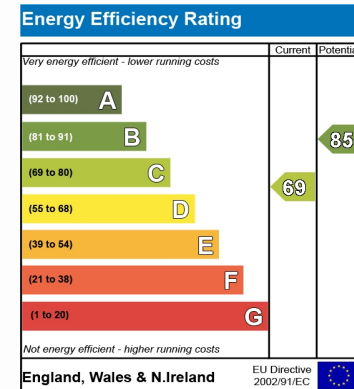


GROUND FLOOR

1ST FLOOR



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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