

£299,950
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

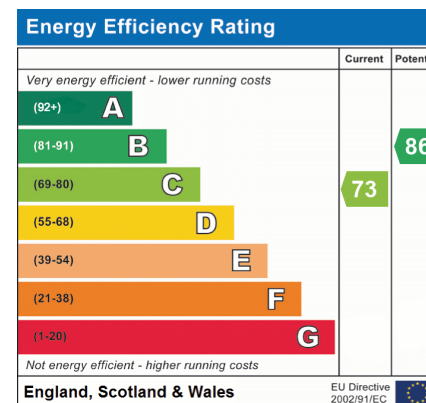


Features

- Well Presented, Extended 3 Bedroom Family Home
- Located In A Quiet Traffic Free Location Fronting On To Neighbourly Green
- Well Placed For Access To Local Schools & The Town Centre
- Entrance Hall & Cloakroom
- Sitting/Dining Room
- Kitchen/Breakfast Room With Integrated Appliances
- 3 Well Balanced Bedrooms
- Family Bathroom
- Garage With Power Connected
- Gardens & Garage Located In Nearby Block

Summary of Property

This well presented extended house is located in a quiet traffic free position to the North West of town and is well placed for local schools, public transport links and the town centre. Fronting on to a neighbourly green, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room with integrated appliances, three good sized Bedrooms and family Bathroom. Outside there are Gardens to the front and rear along with a Garage with power and parking.



Room Descriptions

Entrance Hall

Entered via hardwood glazed door. Stairs rising to first floor accommodation with useful storage cupboard below plus further walk in cupboard. Radiator and laminate floor. Doors to Cloakroom, Sitting/Dining Room and Kitchen/Breakfast Room.

Cloakroom

Fitted with a white suite comprising pedestal wash basin and W.C. Built in storage cupboard. Ceramic tiled floor. UPVC double glazed window to front.

Sitting/Dining Room

21' 5" x 11' 5" (6.53m x 3.48m)

Dual aspect room with UPVC double glazed window to front and UPVC double glazed sliding patio doors to rear. Radiator and laminate floor.

Kitchen/Breakfast Room

14' 6" x 9' 8" (4.42m x 2.95m)

Fitted with a contemporary range of wall and base units with Granite work surfaces and upstands over. Underhung Belfast style sink with mixer tap. Built in electric eye level double oven, electric hob with extractor over. Integrated fridge/freezer and spaces for washing machine and dishwasher. Peninsular Granite breakfast bar with cupboards under. Radiator and ceramic tiled floor. UPVC double glazed window to side and rear. Fully glazed UPVC door to rear garden.

Landing

Loft access. Airing cupboard housing combi boiler. Doors to all Bedrooms and family Bathroom.

Bedroom1

10' 7" x 9' 7" (3.23m x 2.92m)

Fitted wardrobes. Radiator, laminate floor and UPVC double glazed window to front.

Bedroom 2

11' 6" x 9' 0" (3.51m x 2.74m)

Fitted wardrobes. Radiator and UPVC double glazed window to rear.

Bedroom 3

9' 9" x 7' 7" (2.97m x 2.31m)

Fitted wardrobes and dressing table. Laminate flooring, radiator and UPVC double glazed window to front.

Family Bathroom

7' 5" x 6' 7" (2.26m x 2.01m)

Tiled and fitted with a P shaped bath with thermostatically controlled shower and glazed screen over, pedestal wash basin and low level W.C. Shaver point and heated towel rail. Ceramic tiled floor and UPVC double glazed window to rear.

Front Garden

Enclosed by brick wall with gated access. Laid to ornamental gravel with path. Selection of mature shrubs.

Rear Garden

Fully enclosed by brick wall and timber panel fencing with gated access to side. Laid to two patio areas and artificial lawn. Outside tap and sockets. Access to rear of Garage.

Garage

Up and over door to front and pedestrian door to rear. Power connected.

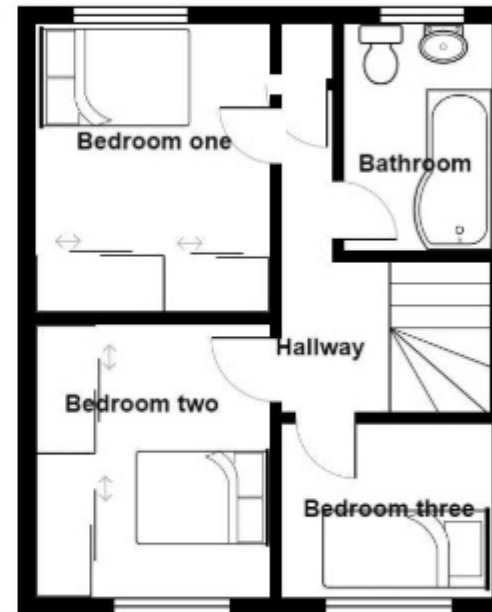
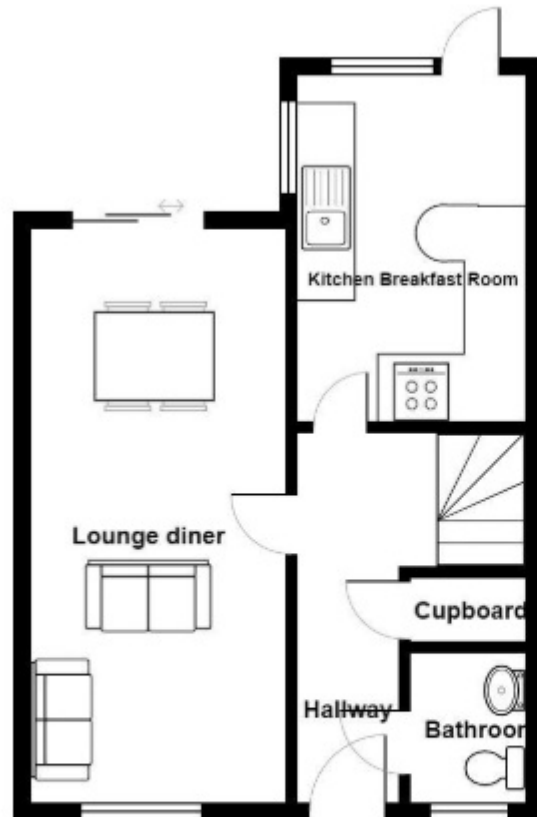
Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: B



Floorplan



All measurements are approximate and for display purposes only