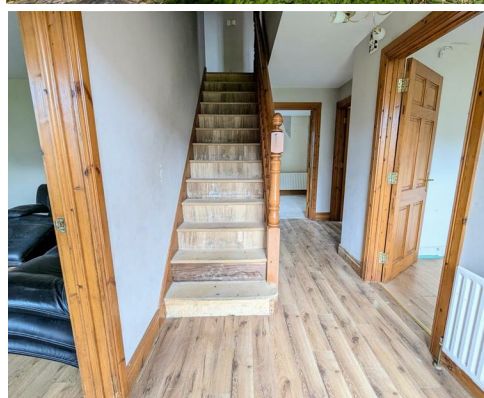




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
Northern Ireland	EU Directive 2002/91/EC 	

Let's point you in the right..... **DIRECTION**

- Excellent renovation opportunity to create your ideal home
- 4 x Bedroom Semi-Detached House in a popular area
- Spacious front and rear garden

Offers In The Region Of £175,000

ENTRANCE HALL:

16'5" x 6'7" (5.01m x 2.01m)

Wooden door with glazed side panel opens up to an entrance hall with wooden laminate flooring leading off to living room, downstairs bedroom and bathroom

LIVING ROOM:

16'0" x 11'1" (4.88m x 3.39m)

Good sized living room with front garden views. Wooden laminate flooring, open fire with a stone mantel piece, granite surround and hearth. Four double sockets, TV and telephone connection points

BATHROOM:

9'2" x 7'1" (2.81m x 2.17m)

Main bathroom on the ground floor, corner panel bath, WC, wash hand basin, tiled floor, extractor fan

KITCHEN:

22'0" x 11'1" (6.71m x 3.38m)

Spacious kitchen and dining area connecting to the rear garden via French doors, access to utility room. Electric and plumbing provision for an island, two double sockets, two single sockets, provision for an American style fridge freezer, one radiator

UTILITY ROOM:

8'2" x 6'1" (2.50m x 1.86m)

Countertop space with wash hand basin, recess for appliances, access to rear garden. One double socket, extractor fan, radiator

UPSTAIRS LANDING:

10'2" x 4'1" (3.10m x 1.26m)

Access to three-bedrooms, bathroom and hot press

BEDROOM 1:

10'6" x 10'5" (3.22m x 3.19m)

Laminated wood flooring, front garden views, two double sockets and a radiator

BEDROOM 2:

13'1" x 14'7" (4.00m x 4.45m)

Spacious double bedroom at the front of the house, roof space access, two double sockets, TV point, radiator

BEDROOM 3:

11'8" x 11'8" (3.58m x 3.56m)

Double bedroom at the front of the property, one radiator, two double sockets

BEDROOM 4:

11'8" x 9'6" (3.56m x 2.90m)

Single bedroom at the rear of the property, eaves storage, two double sockets, one radiator

UPSTAIRS BATHROOM:

9'11" x 5'10" (3.03m x 1.79m)

Laminated wood flooring, floor standing vanity unit with ceramic basin, WC, quadrant shower enclosure with an electric shower, extractor fan, radiator

EXTERNAL:

At the front of the property there is a lawn which continues to the rear of the property, the lawn is divided by a brick paved driveway.

DISCLAIMER

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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