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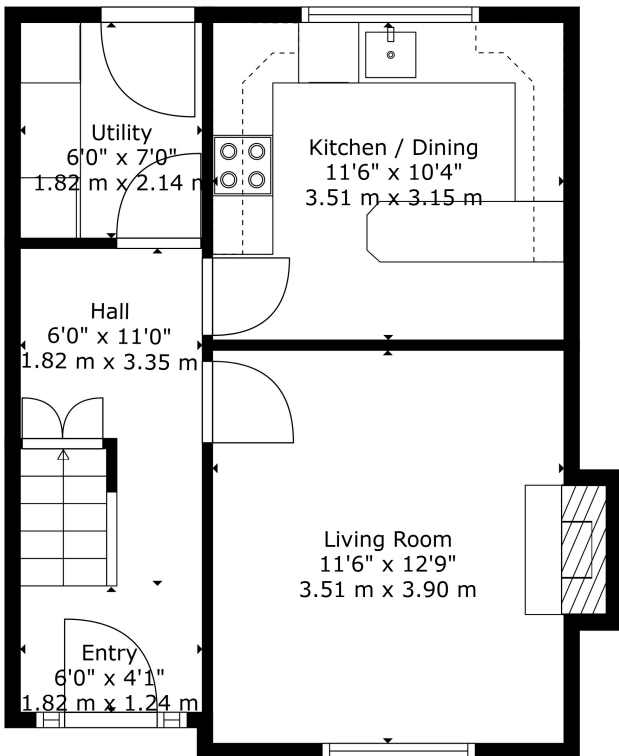


46 MALCOLMSON PARK
Magheralin BT67 0RD

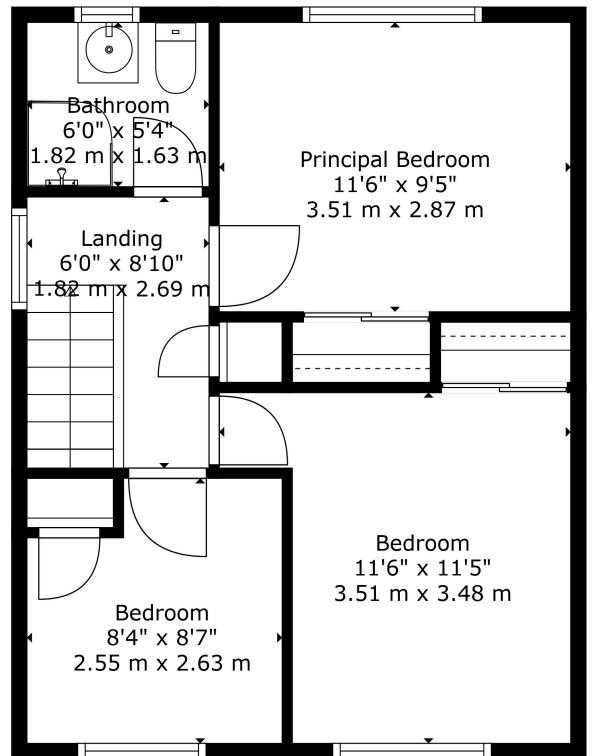
Offers around
£139,950







Floor 1



Floor 2

TOTAL: 790 sq. ft, 74 m²
 FLOOR 1: 372 sq. ft, 35 m², FLOOR 2: 418 sq. ft, 39 m²
 EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m², FIREPLACE: 7 sq. ft, 1 m²
 WALLS: 82 sq. ft, 8 m²

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		

Description

This very fine semi-detached property will be a very welcome addition to the current market, presenting a wonderful opportunity to purchase a beautifully maintained and immaculately presented home, nestling within the heart of Magheralin's charming village and convenient to the local amenities as well as Maralin Village Primary School.

The property has three good bedrooms and a modern shower room on the first floor, a bright and airy hallway with an attractive front door, living room, contemporary style kitchen and a separate utility room.

A neat garden to the front side and rear is complimented by the practicality of a garage and off street parking. Viewing is a must!

Features:-

- Stunning semi-detached home with garage
- Three good bedrooms, two with built in wardrobes with mirrored sliding doors, USB points and TV aerial points
- Bright entrance hallway with and attractive double glazed front door and double glazed side lights. Wooden floor. Stairs to the first floor accommodation
- Elegant living room with a feature fireplace and an attractive wooden floor leading through from the hallway
- Beautifully fitted kitchen with ample high and low level units. Space for a free standing cooker, integrated dish washer. Built in dining table. Integrated under counter fridge
- Separate utility room with space for a washing machine and space for a fridge/freezer. PVC double glazed rear door
- Shower room on the first floor with shower cubicle, WC and wash hand basin
- Enclosed rear garden area laid out as a patio area with a screened oil tank
- Garage with a garage door and separate service door
- Neat lawns to the side with ranch style fencing
- Double glazed windows
- Oil fired central heating
- CCTV



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.