

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

£123,000

FOR SALE

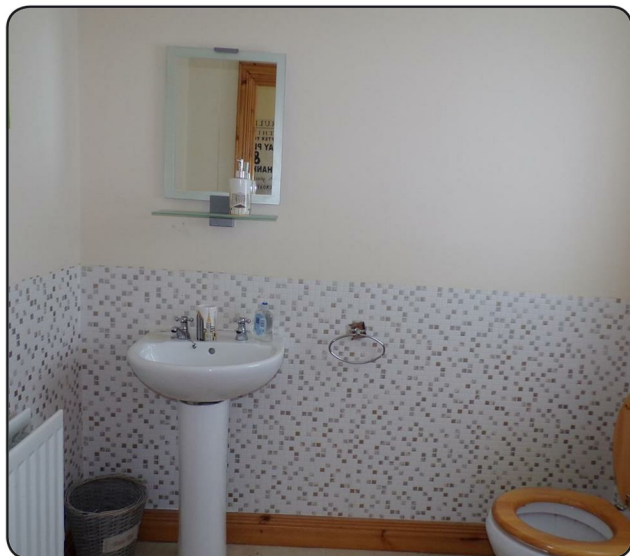
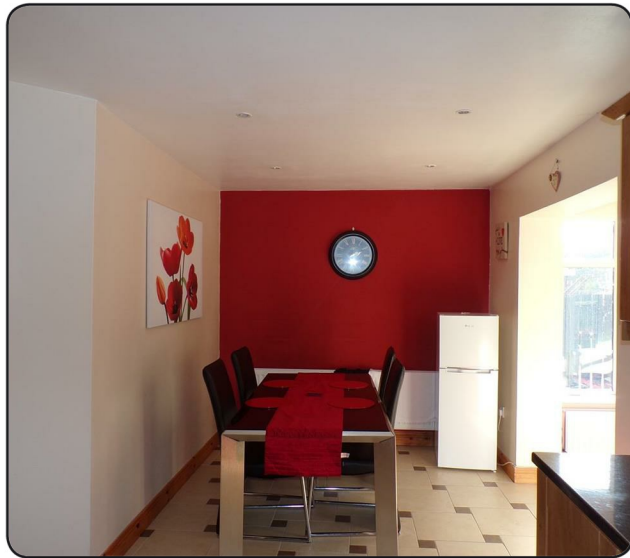


23 Church View, St Johnston,

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BLINDS INCLUDED IN SALE
- AWAITING BER



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ACCOMMODATION

HALL

Having understairs storage, tiled floor.

DOWNSTAIRS WHB & WC

Having 1/2 tiled walls, tiled floor.

LOUNGE

17'7" x 12'1" (into bay) (5.36m x 3.68m (into bay))

Having attractive fireplace, recessed lighting, laminated wooden floor.

KITCHEN/DINING

21'4" x 12'3" (to widest points) (6.50m x 3.73m (to widest points))

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, integrated fridge/freezer and dishwasher, recessed lighting, tiled floor.

OPEN PLAN TO SUNROOM

10'4" x 10'3" (3.15m x 3.12m)

Having tiled floor, French doors to decked patio area.

UTILITY ROOM

Having low level units, sink unit, plumbed for washing machine, tiled floor.

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM (1)

11'1" x 10'9" (to widest points) (3.38m x 3.28m (to widest points))

EN SUITE

Comprising of fully tiled walk in electric shower, WHB, WC, tiled floor.

BEDROOM (2)

12'6" x 9'1" (3.81m x 2.77m)

Having wall to wall built in wardrobes with sliding mirrored doors.

BEDROOM (3)

9'11" x 6'11" (3.02m x 2.11m)

Having double built in wardrobe.

BEDROOM (4)

10'3" x 6'6" (3.12m x 1.98m)

Having double built in wardrobe.

BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, remaining walls 1/2 tiled, tiled floor.

EXTERIOR FEATIRES

Lawns to front and rear.

Tarmac driveway.

Decked patio area.