



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

58 Burn Brae Court

Banbridge

BT32 4GD

Bedroom	3
Reception	1
Bathroom	2



Immaculately presented three bedroom end townhouse with brand new kitchen and bathroom

Offers in Region of: £169,950

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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TAKING YOU HOME

58 Burn Brae is the perfect first time buyers home, and is ideally located within walking distance to schools, shops and Banbridge town centre. For those wishing to commute the A1 is just a hop and a skip away for easy access. Number 58 is immaculately presented and has a brand new kitchen with integrated appliances to the front of the property. This is well planned out with a great range of storage units, and plenty of room for a family dining table. The spacious living room is the entire width of the home making this a super place to relax or entertain family and friends. An open fire is a welcome feature, as are double doors leading out onto the garden. A WC completes the ground floor. Upstairs there are three bedrooms all with freshly laid carpet. The family bathroom is simply breathtaking with a luxurious four piece suite to include free standing bath and rimless shower enclosure. Enjoy sunny days in the private garden to the rear which is laid in attractive stones for ease of maintenance. Parking is to the front. This sale is chain free for your convenience. Contact the sales team to book your viewing in.



- Immaculately presented 3-bedroom end townhouse
- Brand-new kitchen with integrated appliances
- Luxurious bathroom with free-standing bath
- Spacious living room with open fire and double doors leading to garden
- Three bedrooms all with new carpet
- Fully enclosed low maintenance garden laid in attractive stones
- Walking distance to schools, shops & Banbridge town centre
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

uPVC entrance door with window to side, leading to hallway. Herringbone tiled flooring. Double panel radiator. Thermostat.

LIVING ROOM

3.49m x 5.22m (11' 5" x 17' 2")

Rear aspect reception room with patio doors leading to garden. Feature fireplace with cast iron surround, open fire and tiled hearth. Solid wood flooring. Double panel radiator.

KITCHEN DINING

3.04m x 4.05m (10' 0" x 13' 3")

Front aspect brand new fitted kitchen with tasteful range of high and low level units. Integrated eye level BOSCH oven, four ring BOSCH hob with stainless steel extractor over. One and a half bowl stainless steel sink and drainer. Fridge freezer. Space for washing machine and tumble dryer. Herringbone tiled flooring. Double panel radiator. Recessed lighting.

GROUND WC

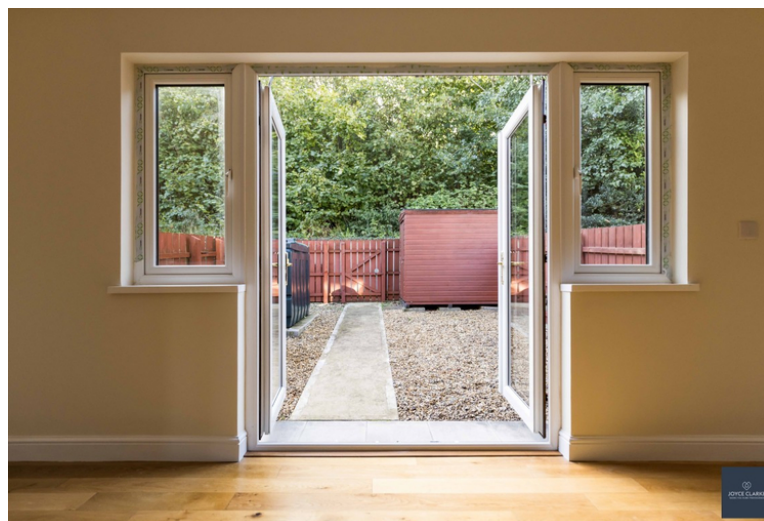
0.96m x 1.96m (3' 2" x 6' 5")

Sink with mixer tap and vanity unit. WC. Herringbone tiled flooring. EXtractor.

MASTER BEDROOM

2.58m x 3.37m (8' 6" x 11' 1") (MAX)

Rear aspect bedroom. Freshly laid carpet. Double panel radiator. TV point.



BEDROOM TWO

2.45m x 3.12m (8' 0" x 10' 3")
Front aspect bedroom. Newly laid carpet.
Double panel radiator. TV point.

BEDROOM THREE

2.56m x 2.59m (8' 5" x 8' 6") (MAX)
Front aspect bedroom. Double panel radiator.
Freshly laid carpet.

FAMILY BATHROOM

2.51m x 2.97m (8' 3" x 9' 9")
Fully tiled luxurious bathroom suite comprising of free standing bath with centre mixer tap and shower attachment. Walk in rimless shower enclosure with Mira Sport electric shower and dual waterfall attachment. Floating sink with mixer tap and vanity unit. Back to wall dual flush WC. Heated towel rail. Window Extractor.

OUTSIDE

FRONT

Tarmac parking space to front.

REAR

Fully enclosed south facing low maintenance rear garden with attractive decorative stones. Access gate to side and rear. Tap. Light. Oil tank and boiler.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.