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APEX PROPERTY AGENCY

FOR SALE

31 BAIRD AVENUE
DONAGHCLONEY
BT66 7LP



Three bedroom mid terrace home

OFFERS AROUND £134,950

Viewing strictly by appointment only

The Property Ombudsman

FSB MEMBER

31 Baird Avenue is a fantastic three bedroom mid terrace home, situated off the Lisnasure Road in Donaghcloney. This property offers an excellent position, situated close to schools, shops and all local amenities. Internally this fantastic property comprises hallway, front aspect living room, rear aspect family room, open plan kitchen/dining area and ground floor shower room. Three well appointed bedrooms and family bathroom completes the first floor. Fully enclosed low maintenance paved rear garden surrounded by timber fencing. Front garden laid in lawn with bedding areas surrounded by timber fencing. This super property is chain free and will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this superb home has to offer.

ACCOMMODATION

HALLWAY:
Wooden entrance door leading to hallway, double panel radiator and laminate flooring.





LIVING ROOM:
13' 6" x 11' 5" (4.11m x 3.48m)
Front aspect living room with open fire in feature fireplace, double panel radiator, venetian blinds and carpet flooring.









KITCHEN/DINING AREA:
17' 7" x 11' 4" (5.36m x 3.45m)
A good range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Space for fridge/freezer and washing machine. Spacious storage cupboard, part tiled walls, double panel radiator, recessed downlighting, roller blind and laminate flooring. Glazed door to rear of property.









FAMILY ROOM:
14' 3" x 11' 1" (4.34m x 3.38m)
Rear aspect family room, double and single panel radiator, vertical blinds and laminate flooring. Glazed pvc door to rear of property, access to roofspace.





GROUND FLOOR SHOWER ROOM:
11' 1" x 6' 8" (3.38m x 2.03m)
Three piece white suite comprising easy access shower with electric shower and curtain, pedestal wash hand basin and wc. Part tiled walls, double panel radiator, extractor fan, roller blind and non slip tile flooring.







LANDING:
Enclosed storage cupboard and carpet flooring. Access to roofspace.



BEDROOM (1):
11' 6" x 10' 2" (3.51m x 3.1m)
Front aspect double bedroom, enclosed storage cupboard, single panel radiator, venetian blinds and carpet flooring.





BEDROOM (2):
8' 6" x 7' 4" (2.59m x 2.24m) (At furthest points)
Front aspect single bedroom, single panel radiator, venetian blinds and carpet flooring.





BEDROOM (3):
11' 5" x 10' 0" (3.48m x 3.05m)
Rear aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.





BATHROOM:
7' 6" x 6' 6" (2.29m x 1.98m)
Three piece suite comprising easy access shower with electric shower and curtain, floating wash hand basin and wc. Part tiled walls, double panel radiator, extractor fan and recessed downlighting.







OUTSIDE:
Front garden laid in lawn with shrubs in bedding areas and concrete path surrounded by timber fencing. Gate access and parking at front of property. Fully enclosed low maintenance paved rear garden surrounded by timber fencing. Gate access and water tap.

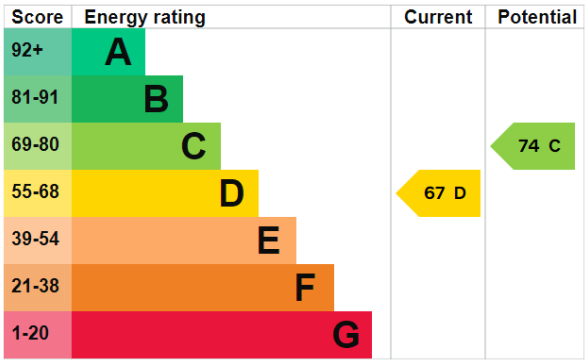












EPC Certificate Number: 2136-5229-3609-0416-8206

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1098 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Spacious open plan kitchen/dining area with integrated hob and oven
- Rear aspect family room
- Ground floor shower room with easy access shower
- Three well appointed bedrooms
- First floor family bathroom
- Fully enclosed paved rear garden
- Fully enclosed front garden laid in lawn
- Parking spaces in front of property
- Oil fired central heating
- Boiler replaced two years ago
- Situated in quiet cul de sac
- Close to schools, shops and all local amenities
- Rates: £713 per year
- EPC: D
- Chainfree

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