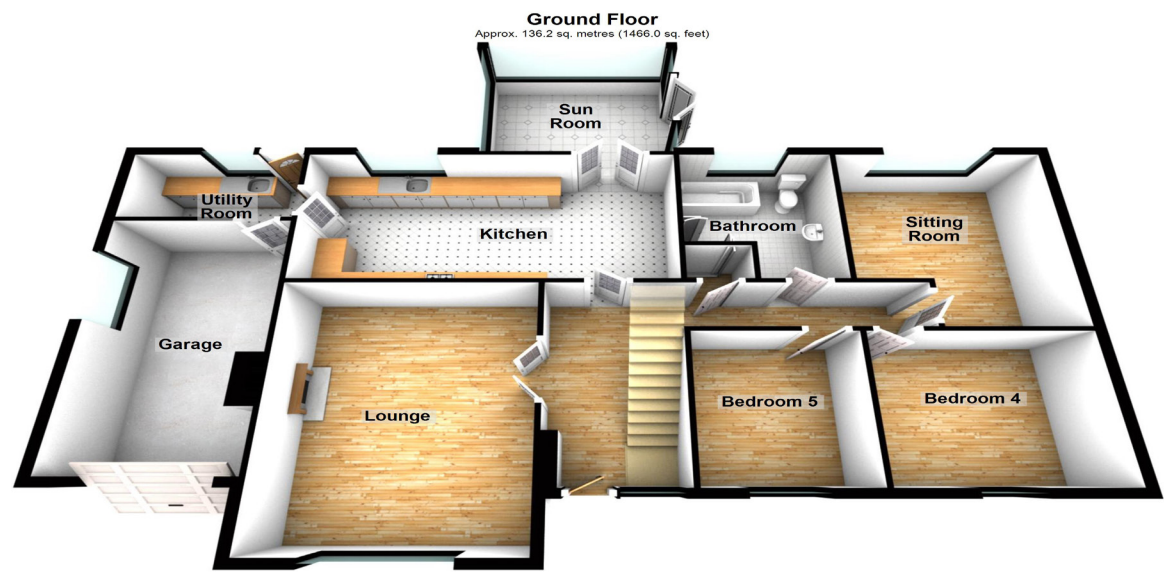


Independent

PROPERTY ESTATES



Ground Floor
Approx. 136.2 sq. metres (1466.0 sq. feet)

Total area: approx. 194.2 sq. metres (2090.7 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.7 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent

PROPERTY ESTATES



FOR
SALE

2 Shorelands Drive, Cloughey Offers Over £239,950

- Spacious Detached Family Home
- Total Area Approximately 2,090 sq ft
- Flexible Living Accommodation
- 3 1st Floor & 2 GF Bedrooms
- Spacious Lounge w/ Stone Fireplace
- Spacious Kitchen with Dining Area
- Sun Room Located Off Kitchen
- Utility Room & Adjoined Garage
- Ground Floor Bathroom Suite & First Floor Shower Room
- uPVC Double Glazing
- Oil Fired Central Heating
- Enclosed Rear Lawn Garden
- Driveway & Lawn Front Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Lounge (17' 10" x 13' 8")

Spacious front aspect Reception Room with Solid Wooden Floor and a feature stone Fireplace.

Kitchen (21' 4" x 10' 5")

Spacious Kitchen with an excellent range of high & low level units with complimentary Worktops & a range of integrated appliances including a dual Oven, a Hob, a Stainless-Steel Sink Unit & a Fridge. The Kitchen is also plumbed for a Dishwasher. The Kitchen is complete with tiled floor, part tiled walls & provides dining space.

Utility Room (9' 11" x 5' 5")

Located off the Kitchen with matching units and floor tiles. Plumbed for a Washing Machine. Door leading to the Rear Garden and a separate access to the Integrated Garage.

Integrated Garage (18' 1" x 10' 2")

Accessed from the Utility Room and via the front Up & Over Door.

Sun Room (11' 5" x 10' 2")

Contemporary white three-piece suite comprising a Push Button W.C., a Wash Hand Basin with storage under and a tiled Shower Cubicle with Mains Shower.

Sitting Room (13' 11" x 10' 3") at widest point

Rear aspect Reception Room.

Bedroom Four (11' 11" x 10' 3")

Front aspect double Bedroom complete with Solid Wooden Floor.

Bedroom Five (10' 3" x 8' 9")

Front aspect double Bedroom complete with Solid Wooden Floor.

Bathroom (10' 4" x 8' 11") at widest point

Fully tiled Bathroom with a four-piece suite comprising a wood panel Bath, a Push Button W.C., a Wash Hand Basin.



First Floor

Principal Bedroom (17' 6" x 13' 3") at widest point

Spacious double Bedroom.

Bedroom Two (13' 2" x 12' 4")

Double Bedroom with Laminate Wooden Floor & access to Eaves.

Bedroom Three (11' 2" x 8' 1")

Modern Ensuite Shower Room with a white three-piece suite comprising a Push Button W.C., a Pedestal Wash Hand Basin and a tiled Shower Cubicle with Electric Shower Unit.

Bedroom Three (14' 3" x 9' 10")

Complete with Laminate Wooden Floor & access to Eaves Storage.

Shower Room (8' 4" x 8' 1")

White three-piece suite comprising a Push Button W.C., a tiled Shower Cubicle and a Wash Hand Basin with Storage Under.



Outside

Front

Driveway providing off-road parking for multiple vehicles and a garden laid in lawn.

Rear

Driveway providing off-road parking for multiple vehicles and a garden laid in lawn.

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