

2 Millbrook Gardens, Kilrea, BT51 5RZ

Price: £145,000





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# Semi-Detached Family Living

**Price:** £145,000

3 | 2 | 2

Situated in a fantastic location this beautifully presented semi-detached home offers generous and flexible living space. With privacy and convenience this is a great opportunity to purchase a large family home in Kilrea close to all local amenities and links to the motorway network. St Conor's College, The Manor House and Golf Club and the River Bann are all just minutes away.

Internally the property offers front reception room with feature fireplace and large open plan light filled lounge, kitchen dining area perfect for entertaining.

Upstairs offers three good sized bedrooms with ample storage space in each and master with ensuite. Externally there is a private wraparound garden and allocated car parking area.

With such versatile living space this home provides many options and is sure to appeal to a wide range of prospective buyers.



**Seamus McFlynn**

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Hotpoint

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# 2 Millbrook Gardens, Kilrea, BT51 5RZ

- Three Bedrooms
- Master With Ensuite
- Semi-Detached Family Home
- Close To The Many Shops And Amenities
- Utility Room
- Bright And Spacious Living Room
- Downstairs WC
- Double Glazed Windows
- Popular Residential Location
- Oil Fired Central Heating

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

