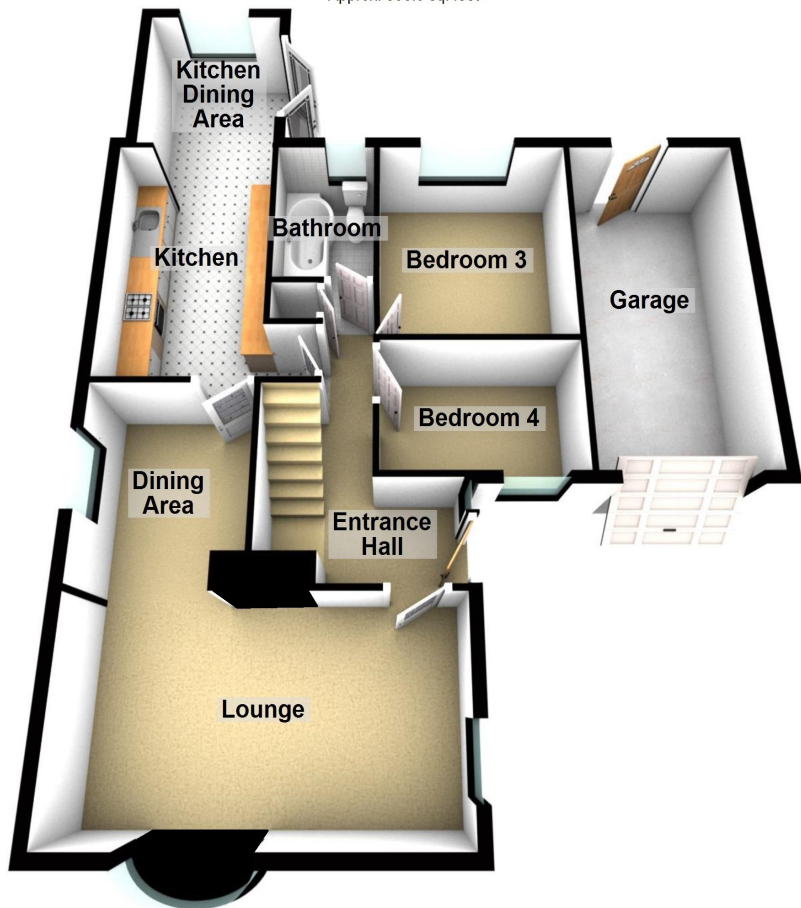
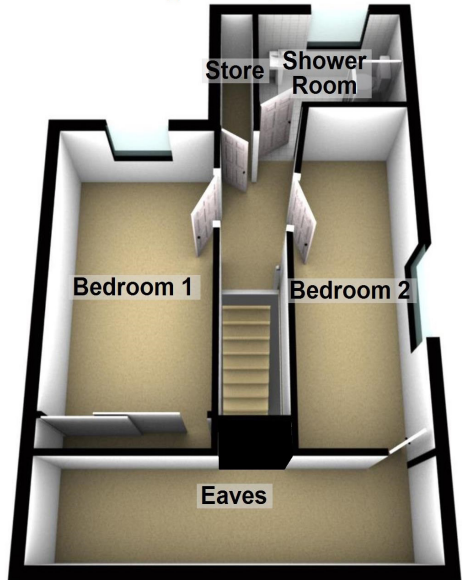




Ground Floor
Approx. 806.0 sq. feet



First Floor
Approx. 341.3 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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FOR
SALE

12a Morley Avenue, Conlig
Offers Over £259,950

- Detached Family Home
- Total Internal Area c.1,147 sqft
- Four Bedrooms (2 GF & 2 1st F)
- 'L' Shaped Lounge / Dining Room
- Modern Kitchen into Dining Area
- Ground Floor Bathroom Suite
- First Floor Shower Room
- Adjoined Garage
- Oil Fired Central Heating
- uPVC Double Glazing
- Front Lawn & Driveway
- Enclosed Rear Lawn & Patio

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Entrance Hall

PVC front door with double glazed side panel into the Entrance Hall complete with Laminate Wooden Flooring.

Lounge (18' 7" x 10' 2")

Spacious front aspect Reception Room with a Bow Bay Window & Fireplace. Open Plan through an 'L' shape to the Dining Area.

Dining Area (9' 6" x 8' 3")

Open plan off the Lounge and leading through to the Kitchen making this area ideal for use as dining.

Kitchen (13' 4" x 8' 2")

Modern fitted Kitchen with excellent range of high & low level 'high-gloss' with complimentary Worktops. Integrated appliances include Hob, 2x 'eye-level' Ovens, Microwave / Oven, Washing Machine & Dishwasher. The Kitchen leads through to a further Dining Area. Laminate wooden floor through both areas.

Kitchen Dining Area (8' 8" x 7' 8")

Extended Area off the Kitchen ideal for use as a dining area. Patio Doors lead to the Rear Garden.

Bedroom Three (11' 0" x 10' 3")

Rear aspect double Bedroom.

Bedroom Four (10' 3" x 6' 7")

Front aspect Bedroom.

Bathroom (7' 10" x 5' 4")

Modern fully tiled Bathroom with a white three-piece suite comprising a W.C., a 'P' shaped bath with over-Bath shower and a Pedestal Wash Hand Basin.

First Floor

Bedroom One (15' 3" x 8' 3")

Rear aspect double Bedroom with to built-in Mirror Slide Robes.

Bedroom Two (17' 2" x 5' 8")

Side aspect Bedroom with access to spacious Eaves Storage.

Bedroom Three (10' 4" x 7' 11")

Rear aspect double Bedroom with access to a built-in Wardrobe.

Shower Room (7' 11" x 5' 8")

Modern Shower Room with a white three-piece suite comprising a Push Button W.C., a wall-mounted Wash Hand Basin with Storage under and a tiled walk-in Shower Enclosure.

Outside

Front Garden

To the front of the Property a driveway provides off-road parking and access to the Adjoined Garage. There is also a garden laid in lawn with mature shrubs to the front boundary.

Rear Garden

To the rear of the Property there is an enclosed garden laid primarily in lawn as well as a paved Patio Area.

Adjoined Garage (18' 9" x 9' 0")

Roller Shutter Door to the front and a pedestrian door from the Rear Garden. Fitted with light and power.