

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

**Daniel**  
**Henry**  
ESTATE AGENTS

£114,950

FOR SALE



2 Beverley Gardens, BT47 5PJ

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- PANELLED INTERNAL DOORS DOWNSTAIRS
- EPC RATING E



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ACCOMMODATION

PORCH Having tiled floor.

HALLWAY Having understair storage, laminated wooden floor.

LOUNGE 14'6" x 11' (To Widest Points) Having tiled fireplace, laminated wooden floor.

KITCHEN 9'11" x 7'1" Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, space for fridge freezer, matching window pelmet, tiled floor.

DINING 10'3" x 7'3" Having laminated wooden floor, arch to:

SUNROOM 11'4" X 8'7" Having laminated wooden floor.

FIRST FLOOR

BEDROOM (1) 10'11" X 9'8" Having built in furniture.

BEDROOM (2) 10'9" x 7'3" Having built in furniture.

BEDROOM (3) 8'7" x 7'2" Having built in furniture.

BATHROOM Comprising of bath with 'Redring' electric shower, WHB, WC, hotpress, partly tiled walls.

EXTERIOR FEATURES

GARAGE Having up and over door, side window.

Garden to front & side.

Tarmac driveway.

Concrete area to rear.

Outside light & tap.