

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£120,000

FOR SALE



52 Duncastle Park, BT47 2QL

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- BLINDS & LIGHT FITTINGS INCLUDED IN SALE
- MOSTLY WOODEN FLOORS
- PANELLED INTERNAL DOORS
- FLOORED ROOFSpace
- WHEELCHAIR ACCESSIBLE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

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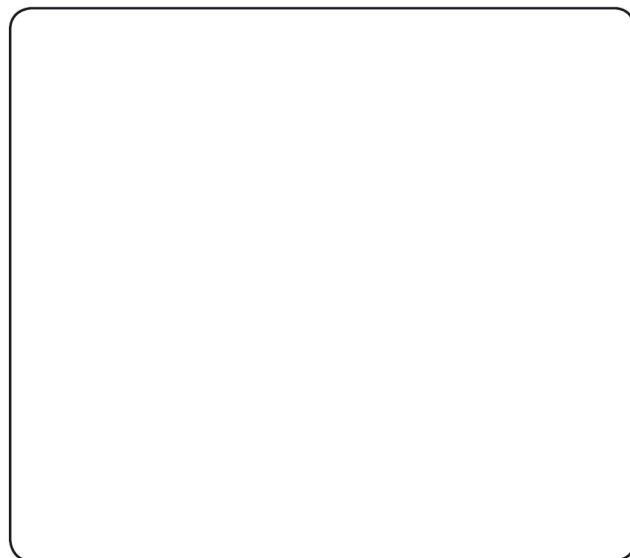
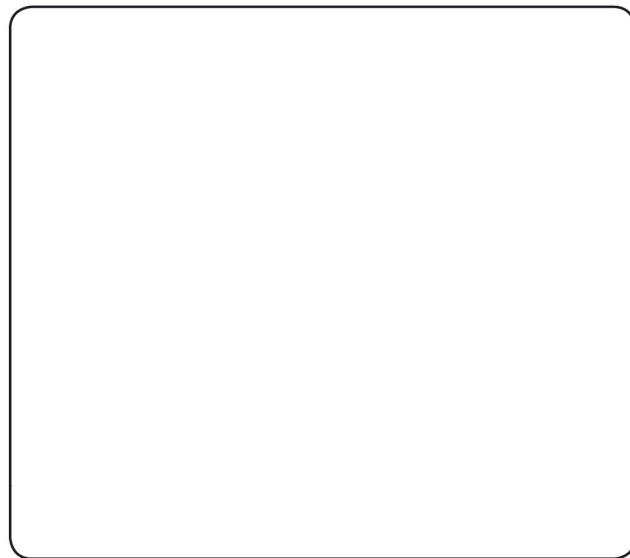
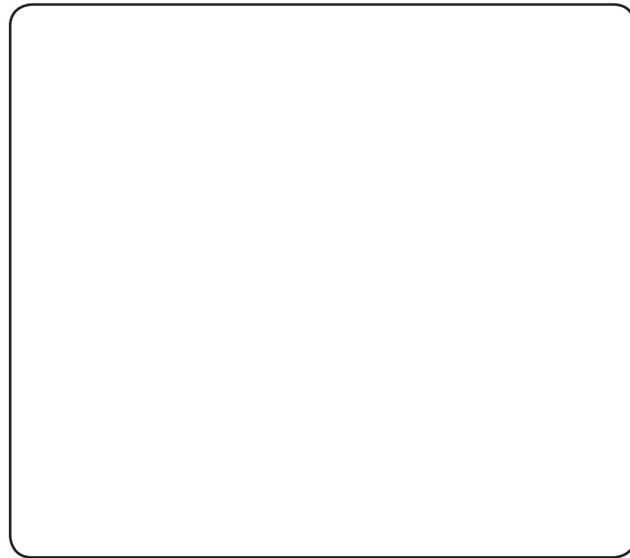
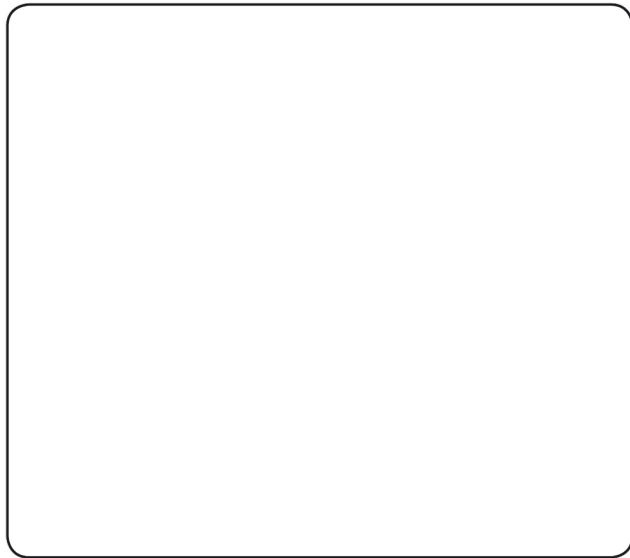
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.

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ACCOMMODATION

HALLWAY Having cloaks cupboard, telephone point and tiled floor.

LOUNGE 16'6" x 12'11" (To Widest Points) Having mahogany surround fireplace with tiled hearth and inset, ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA 14'9" x 14' Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, piped for gas cooker, extractor hood, space for fridge / freezer, plumbed for washing machine and dishwasher, tiled floor.

BEDROOM (1) 11'1" x 10'6" Having laminated wooden floor.

EN-SUITE Comprising fully tiled walk in 'Redring' shower, whb and wc, extractor fan, tiled floor.

BEDROOM (2) 11'10" x 11'4" Having built in sliderobes and laminated wooden floor.

BEDROOM (3) 11'7" x 9'4" (To Widest Points) Having built in mirrored sliderobes and laminated wooden floor.

BEDROOM (4) 9'5" x 8'4" Having laminated wooden floor.

BATHROOM Comprising corner bath, whb and wc, fully tiled walk in electric 'Triton' shower, extractor fan, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Concrete built play area.

Concrete area to front enclosed by wall.

Concrete yard to rear.

Concrete shed with space for tumble dryer, side window.

Outside light and tap.