

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£89,950

FOR SALE



16A Gortin Meadows, Newbuildings, BT47 2TS

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- CARPETS & BLINDS INCLUDED IN SALE
- BIN ACCESS TO REAR
- EPC RATING C

VIEWING STRICTLY BY APPOINTMENT ONLY

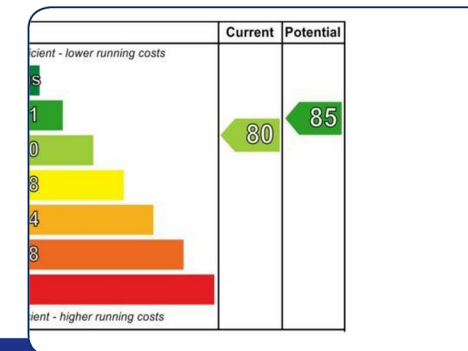
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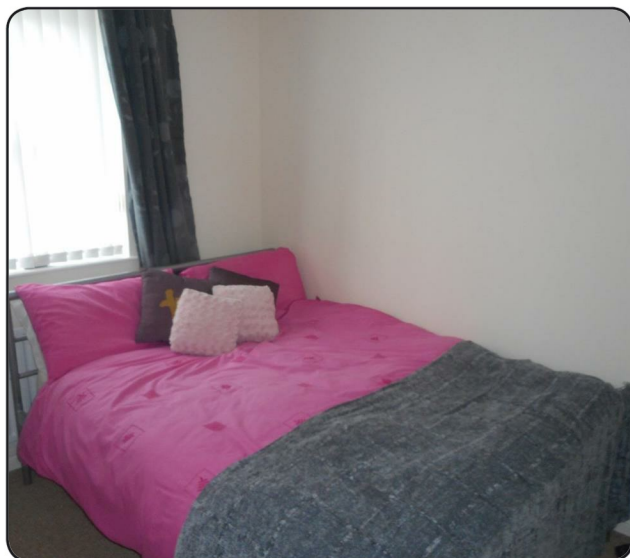
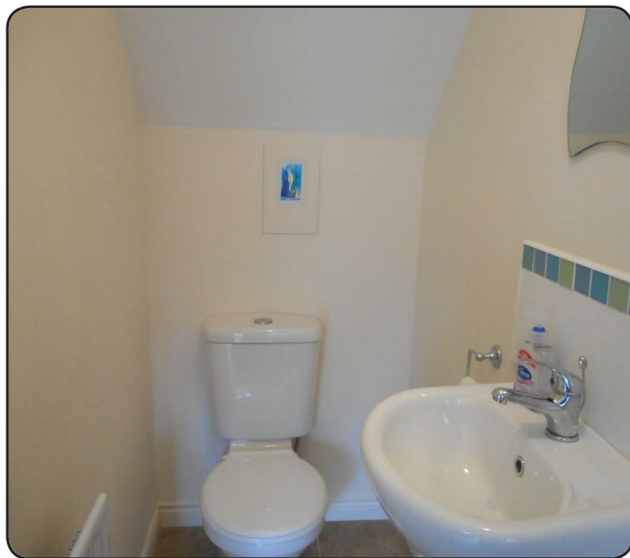
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be 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

LOUNGE

15'8" x 15'2" (to widest points) (4.78m x 4.62m (to widest points))
Having ornamental fireplace with electric inset.

KITCHEN / DINING AREA

15' x 8'10" (4.57m x 2.69m)

Having range of eye and low level units, hob and oven, stainless steel extractor hood, integrated fridge / freezer and washing machine, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, dining space with sliding patio doors leading to rear lawn, toilet and whb off.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'9" x 8'3" (to widest points) (4.19m x 2.51m (to widest points))

BEDROOM 2

10'5" x 8'2" (to widest points) (3.18m x 2.49m (to widest points))

BEDROOM 3

7'8" x 6'10" (2.34m x 2.08m)

BATHROOM

Comprising bath with electric shower over and tiled around, shower screen, wbh and wc.

EXTERIOR FEATURES

Garden to rear enclosed by fence and gate.
Bin access to side.