

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£87,000

FOR SALE



114 Primity Crescent, Newbuildings, BT47 2RB

- MID TERRACE HOUSE
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE (except bathroom)
- CARPETS INCLUDED IN SALE
- PINE PANELLED INTERNAL DOORS
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

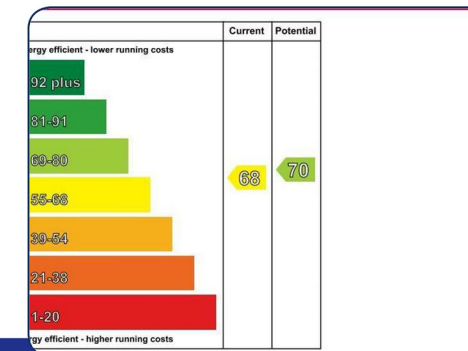
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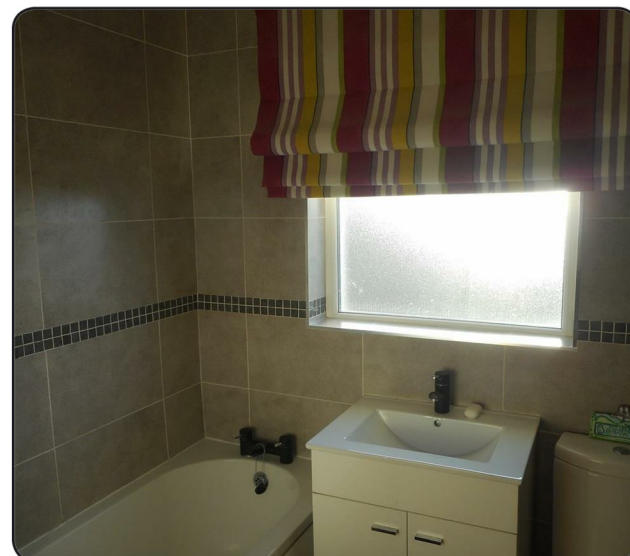
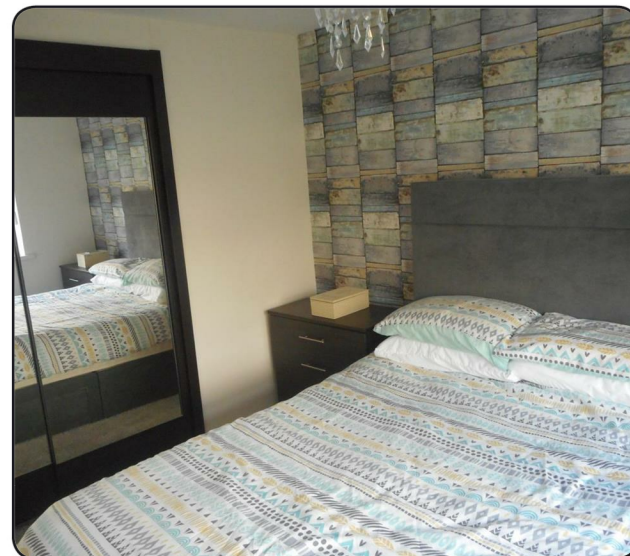
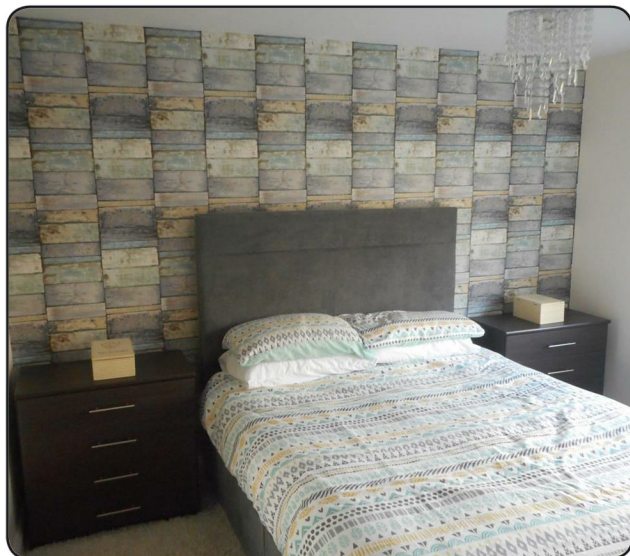
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, 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

HALLWAY

Having understairs storage, laminated wooden floor.

LOUNGE

12'8" x 12'4" (3.86m x 3.76m)

Having attractive fireplace, laminated wooden floor.

KITCHEN/DINING

19' x 10'10" (5.79m x 3.30m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, worktop with matching splashback, gas hob, stainless steel extractor hood, 'Whirlpool' oven, integrated washer/dryer, dishwasher, fridge/freezer, centre island with storage and wine rack, wooden ceiling with spotlights, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

BEDROOM (1)

12'4" x 11'2" (to widest points) (3.76m x 3.40m (to widest points))

Having built in wardrobes with sliding mirrored doors.

BEDROOM (2)

12'4" x 10'2" (3.76m x 3.10m)

Having built in shelves.

BEDROOM (3)

8'11" x 7'5" (2.72m x 2.26m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with electric 'Creda' shower over, WHB vanity unit, WC, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Garden to front enclosed by fence.

Concrete yard to rear enclosed by wall.

Outside light and tap.

Shed with power.