

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£149,950

FOR SALE



21 Lisdale Park, Maydown, BT47 6HE

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- EPC RATING - D

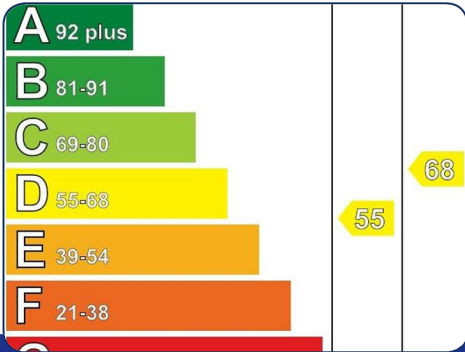
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

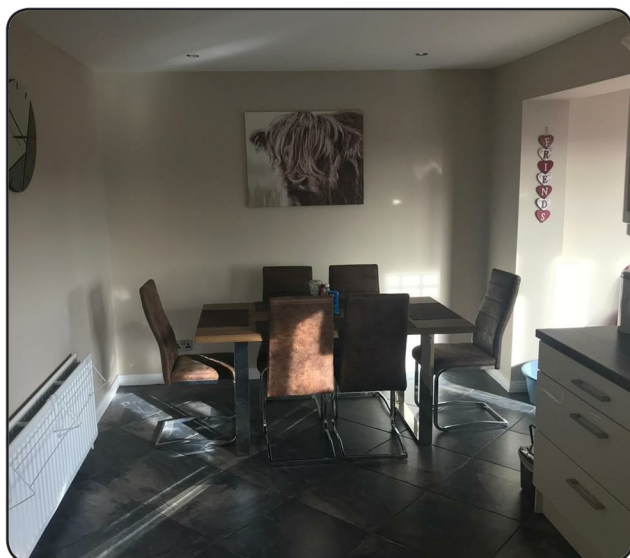


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. 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.
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, tiled floor

DOWNSTAIRS WHB & WC

Having WHB with tiling around, WC, extractor fan, tiled floor.

LOUNGE

17'10" x 12'3" (to widest points) (5.44m x 3.73m (to widest points))
Having attractive fireplace, wooden floor.

KITCHEN/DINING

19'4" x 9'9" (5.89m x 2.97m)
Having range of eye and low level units, 1 1/2 bowl drainer stainless steel sink unit with mixer taps, integrated washing machine, hob and underoven, stainless steel extractor hood, integrated fridge/freezer, window pelmet with spot lights, recessed lighting, tiled floor.

SUNROOM

11'10" x 8'5" (3.61m x 2.57m)
Having recessed lighting, French doors, tiled floor.

FIRST FLOOR

Landing having hotpress.

BEDROOM (1)

13'6" x 9'9" (to widest points) (4.11m x 2.97m (to widest points))
Having built in mirrored sliding wardobes, laminated wooden floor.

BEDROOM (2)

9'9" x 9'5" (2.97m x 2.87m)
Having laminated wooden floor.

BEDROOM (3)

9'9" x 9'5" (2.97m x 2.87m)

BATHROOM

Comprising of bath with mixer taps, WHB with tiling around, WC, fully tiled walk in electric shower, tiled floor.

EXTERIOR FEATURES

Garden to front.
Tarmac driveway.
Garden to rear enclosed by fence.
Pebbled area to rear.
Outside light and tap.

