

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£129,950

FOR SALE



50 Templetown Park, Maydown, BT47 6TZ

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING

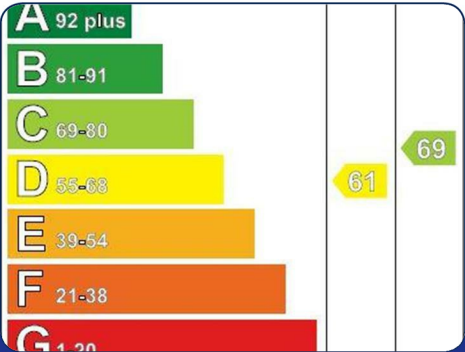
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

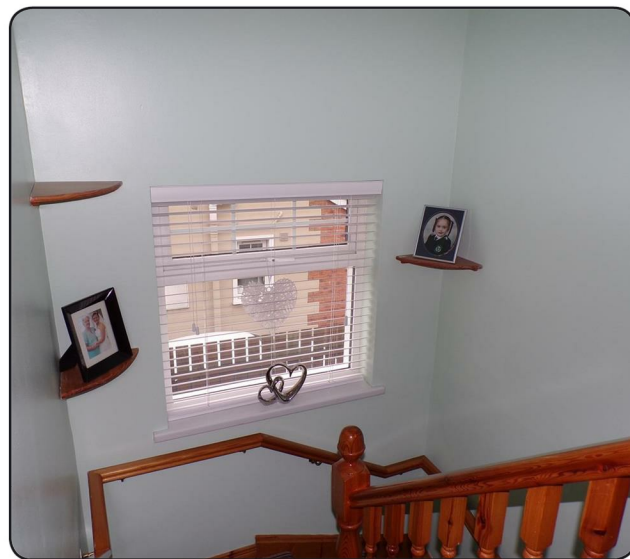


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.



www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALL

Having understair storage, tiled floor.

SHOWER ROOM

Comprising of fully tiled walk in electric shower, WHB, WC, remaining walls 1/2 tiled, tiled floor.

LOUNGE

15' x 11'4" (to widest points) (4.57m x 3.45m (to widest points))
Having attractive fireplace, matching mirror, laminated wooden floor.

KITCHEN/DINING

15'11" x 13'6" (to widest points) (4.85m x 4.11m (to widest points))
Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, stainless steel extractor hood, space for fridge/freezer, tiled floor, ample dining space, patio doors to rear.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

Landing having laminated wooden floor.

BEDROOM (1)

12' x 11'8" (3.66m x 3.56m)
Having laminated wooden floor.

BEDROOM (2)

9'9" x 9'4" (2.97m x 2.84m)
Having laminated wooden floor.

BEDROOM (3)

11'9" x 8'3" (to widest points) (3.58m x 2.51m (to widest points))
Having laminated wooden floor.

BATHROOM

Comprising of bath with shower over, shower screen, WHB, WC, recessed lighting, hotpress, fully tiled walls and floor.

EXTERIOR FEATURES

Tarmac driveway.

Concrete yard to rear enclosed by fence and gate.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £894.80 (Oct 2019)

