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DAVIS R J KERNOHAN  
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MORTGAGE BROKER





£124,950

FOR SALE



17 Sandringham Drive, Prehen, BT47 2PJ

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

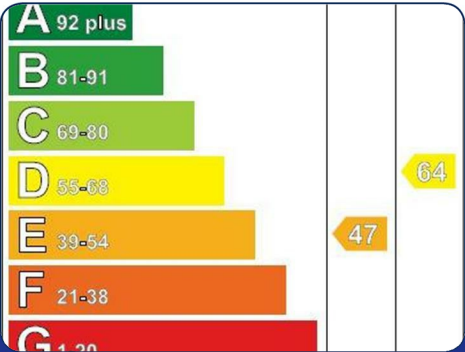
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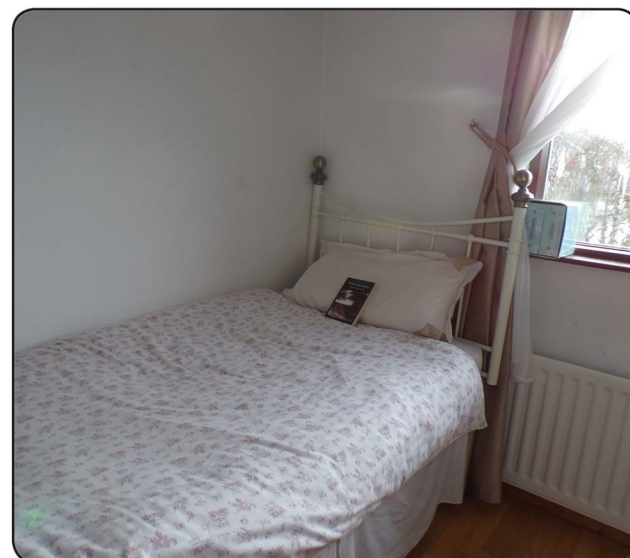
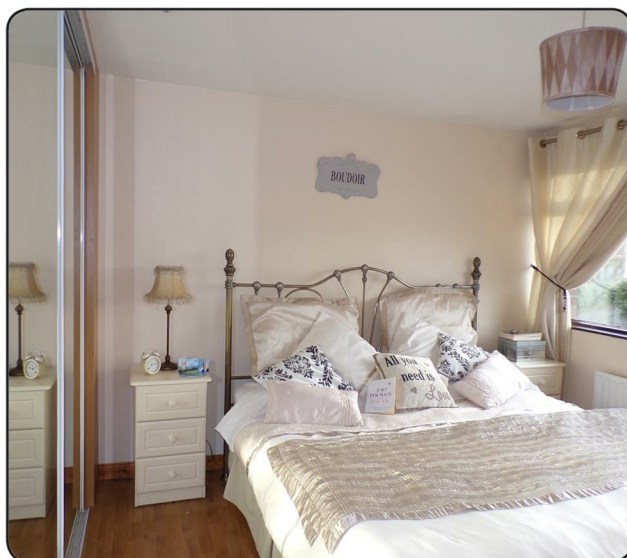
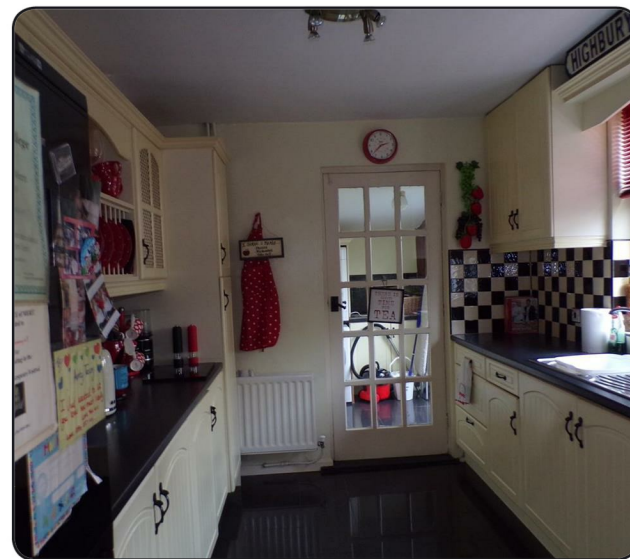
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## ACCOMMODATION

### PORCH

Having tiled floor.

### HALLWAY

### LOUNGE/DINING

22' x 16'7" (to widest points) (6.71m x 5.05m (to widest points))

Having attractive fireplace having gas fire, ceiling cornicing, semi solid wooden floor, sliding patio doors to decked patio area.

### KITCHEN

10'6" x 8'10" (3.20m x 2.69m)

Having range of eye and low level units, tiling between units, display plate rack, single drainer stainless steel sink unit with mixer taps, hob, underoven, space for fridge/freezer, tiled floor.

### UTILITY ROOM

Having sink unit, plumbed for washing machine, tiled floor.

### FIRST FLOOR

#### BEDROOM (1)

12'10" x 10'4" (3.91m x 3.15m)

Having built in wardrobe with sliding mirror doors, laminated wooden floor.

#### BEDROOM (2)

11'4" x 9'1" into built in wardrobe (3.45m x 2.77m into built in wardrobe)

Having built in wardrobe with sliding mirror doors, laminated wooden floor.

#### BEDROOM (3)

9'5" x 8'4" (2.87m x 2.54m)

Having laminated wooden floor.

### BATHROOM

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

### EXTERIOR FEATURES

INTEGRAL GARAGE 16'7" x 9' Having double doors, light and power points.

Neat lawn to front.

Pavia driveway.

Decked patio area to rear lawn.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £824.16 (Nov 2019)

