

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£97,500

FOR SALE



53 Winchester Park, Kilfennan, BT47 6TT

- END TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & BACK DOORS
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

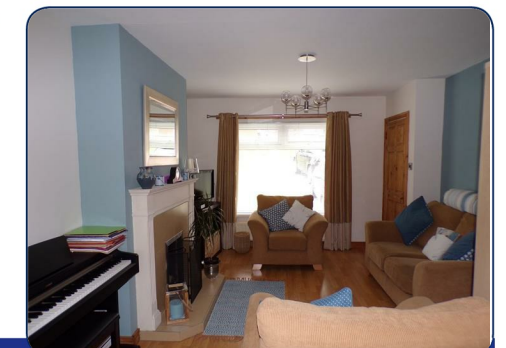
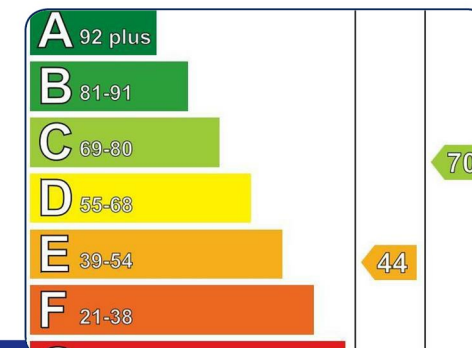
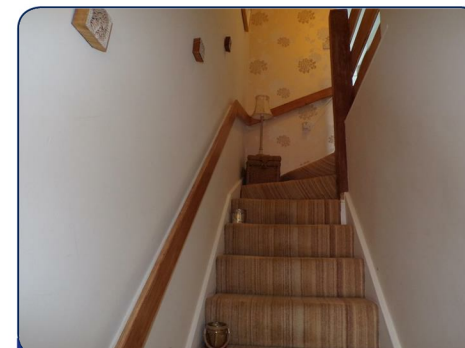
Agent:

Daniel Henry
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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.

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





ACCOMMODATION

HALL

Having tiled floor.

LOUNGE/DINING

23'5" x 11'6" (to widest points) (7.14m x 3.51m (to widest points))

Having attractive fireplace with back boiler, understair storage, laminated wooden floor.

KITCHEN

10' x 6'9" (3.05m x 2.06m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, extractor hood, plumbed for washing machine, space for fridge, tiled floor.

FIRST FLOOR

BEDROOM (1)

11'10" x 8'5" (3.61m x 2.57m)

Having laminated wooden floor.

BEDROOM (2)

11'3" x 7'6" (3.43m x 2.29m)

BEDROOM (3)

8'1" x 6'9" (2.46m x 2.06m)

BATHROOM

Comprising of bath with electric shower over, WHB, WC, fully tiled around bath, remaining walls 1/2 tiled, hotpress, laminated wooden floor.

EXTERIOR FEATURES

Neat lawn to front and side.

Driveway.

Neat lawn to rear enclosed by fence and gate.

Shed

Estimated Annual Rates

Estimated Annual Rates: £659.33 (June 2020)

