

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£97,500



FOR SALE

13 Gogarty Close, Cityside, BT48 0QF

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

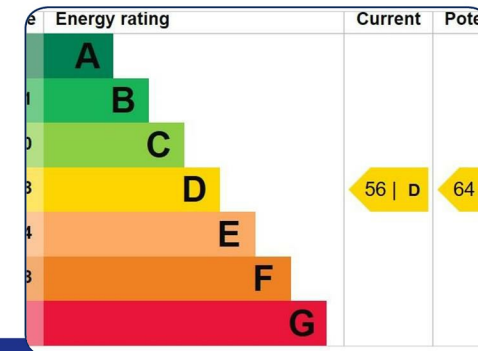
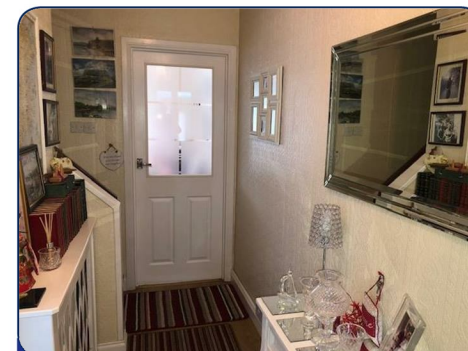


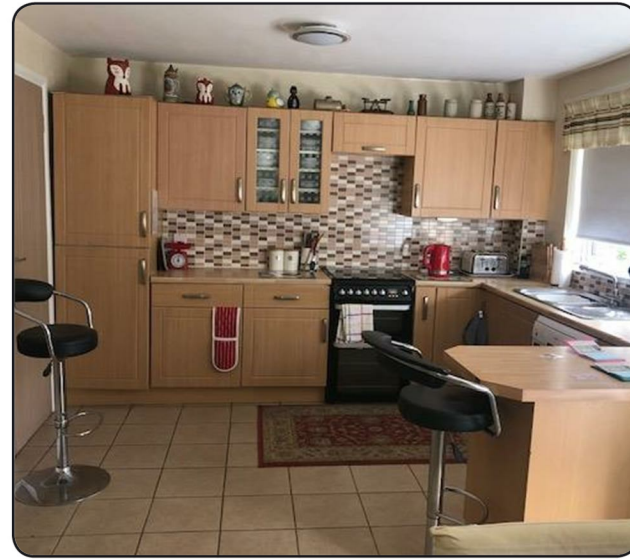
- MID TERRACE HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING D

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALL

Having laminated wooden floor.

LOUNGE

13'2" x 11'7" (4.01m x 3.53m)

Having attractive fireplace with granite inset and hearth, laminated wooden floor.

KITCHEN

17'7" x 11'7" (5.36m x 3.53m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge, plumbed for dishwasher, wired for cooker, walk in downstairs storage, 1/2 height wood panelled walls, ample dining space.

REAR HALLWAY

Having tiled floor.

GUEST TOILET & WHB

Having 1/2 tiled walls, tiled floor.

FIRST FLOOR

Landing having hotpress and storage cupboard.

BEDROOM (1)

11'5" x 9'10" (3.48m x 3.00m)

Having laminated wooden floor.

BEDROOM (2)

11'8" x 10'3" (3.56m x 3.12m)

Having built in wardrobe, laminated wooden floor.

BEDROOM (3)

8'11" x 7'3" (2.72m x 2.21m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with shower fitted to taps, walk in electric shower, WHB set in vanity unit, WC, fully tiled walls and floor.

EXTERIOR FEATURES

Driveway to front.

Yard to rear enclosed by fence and gate.

2 Sheds - one plumbed for washing machine.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £670.81 (Sept 2020)

