

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£110,000

FOR SALE



53 Woodburn Park, Kilfennan, BT47 5PT

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- BLINDS INCLUDED IN SALE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

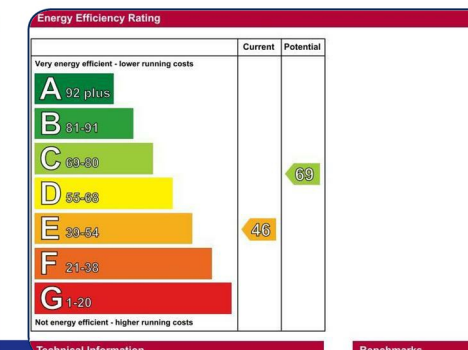
Agent:



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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

HALL

LOUNGE

15'11" x 11'11" (4.85m x 3.63m)
Having tiled fireplace, cornicing, wall light points.

KITCHEN

11'11" x 8'7" (3.63m x 2.62m)
Having eye and low level units, double drainer stainless steel sink unit, wired for cooker, plumbed for washing machine.

REAR PORCH

Having burner store off.

BEDROOM (1)

13'4" x 8'10" (4.06m x 2.69m)

BEDROOM (2)

13'5" x 6'8" (to widest points) (4.09m x 2.03m (to widest points))
Having built in wardrobe.

BEDROOM (3)

8'11" x 8'10" (2.72m x 2.69m)

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC.

EXTERIOR FEATURES

GARAGE 16'2" X 9' Having up and over door, side door.

Neat lawn to front bordered by wall.
Rear lawn bordered by fence and hedge.
Enclosed to rear.
Tarmac driveway leading to garage.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £862.47 (Oct 2020)



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