

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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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.

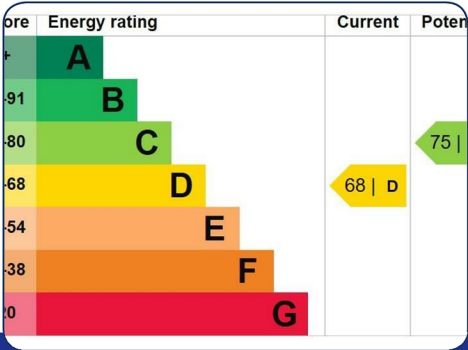
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£168,000

FOR SALE

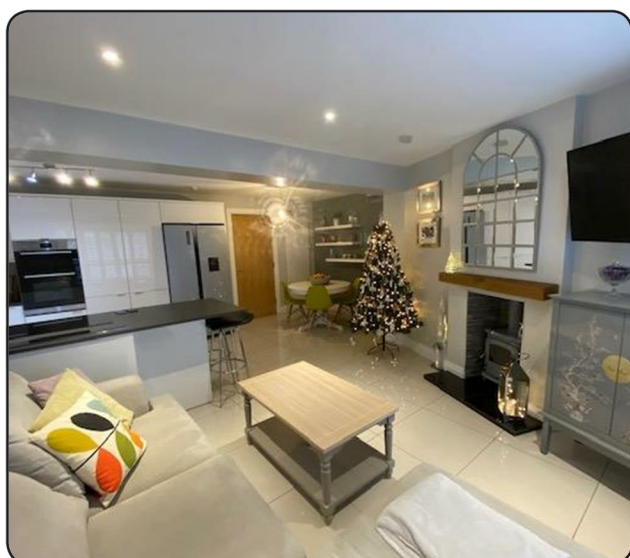
86 Linen Green, BT82 9TN

- MID TOWNHOUSE
- 5 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- 2 PARKING SPACES TO THE REAR
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, radiator cover, porcelain tiled floor.

GUEST TOILET & WHB

Comprising whb set in vanity unit, wc, tiled floor.

LOUNGE

18'6" x 12'1" (5.64m x 3.68m)

Having magnificent fireplace with cast iron inset, granite hearth, Birch wooden floor.

KITCHEN/DINING/FAMILY AREA

20' x 19'3" (6.10m x 5.87m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, 'haolgen' hob, double oven, down draught extractor fan, American style fridge / freezer, integrated dishwasher and washing machine. Open plan to Living/Family having multi fuel stove set on granite hearth, porcelain tiled floor, recessed lighting, door leading to patio.

FIRST FLOOR

LANDING

Having understairs storage, birch flooring.

MASTER BEDROOM

15'10" x 11'8" into built in wardrobe (4.83m x 3.56m into built in wardrobe)

Built in wardrobes having sliding mirrored doors, birch flooring.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

BEDROOM 2

11'1" x 9' into built in wardrobes (3.38m x 2.74m into built in wardrobes)

Having built in wardrobes with sliding mirrored doors, birch flooring.

BATHROOM

Comprising free standing bath, shower pod, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

SECOND FLOOR

LANDING

Having birch flooring.

BEDROOM 3

9'10" x 9' (3.00m x 2.74m)

Having birch flooring.

EN-SUITE

Comprising bath with shower fitting to taps, shower screen, whb set in vanity unit, wc, recessed ceiling lighting, heated towel rail, PVC cladding to walls, tiled floor.

BEDROOM 4

13'6" x 12'11" (4.11m x 3.94m)

BEDROOM 5

15'8" x 11'10" wp (4.78m x 3.61m wp)

Having built in wardrobes with sliding mirrored doors.

EXTERIOR FEATURES

Lawn to front.

Yard to rear with printed concrete enclosed by wall, fence and gate.

Access to rear.

ESTIMATED ANNUAL RATES

Estimated Annual Rates £1149.96 (NOV 2020)

