

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£170,000

FOR SALE



7 Cloghole Road, Campsie, BT47 3JW

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS AND DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

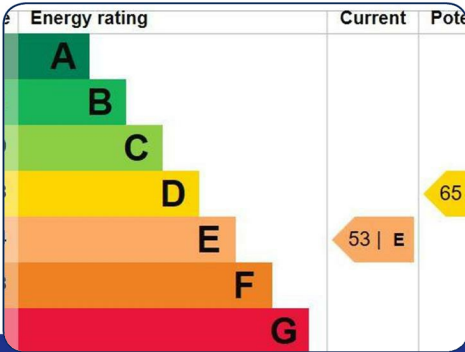
Agent:



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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

HALLWAY

Having 2 cloaks cupboards, hotpress, wooden effect floor.

LOUNGE

16'8" x 11'7" (to widest points) (5.08m x 3.53m (to widest points))

Having attractive fireplace.

KITCHEN

11'8" x 9'7" (3.56m x 2.92m)

Having range of eye and low level units, matching window pelmet with lights, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine and integrated dishwasher, integrated fridge/freezer, wired for cooker set in corner canopy, extractor hood, larder, recessed lighting, tiled effect floor.

ARCHWAY TO DINING

11'8" x 9'9" (3.56m x 2.97m)

Having wooden effect floor.

BEDROOM (1)

13' x 10'9" (3.96m x 3.28m)

Having double built in wardrobes.

BEDROOM (2)

10'9" x 9'9" (3.28m x 2.97m)

Having built in wardrobe.

BEDROOM (3)

9'8" x 7'9" (2.95m x 2.36m)

Having built in wardrobe.

BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, recessed lighting, extractor fan, tiled effect flooring.

EXTERIOR FEATURES

GARAGE 19'7" X 9'10" Having electric roller door, light and power points, side door and window.

Garden to front enclosed by wall with plants and shrubs.

Concrete driveway.

Garden to rear enclosed by wall and fence.

Outside light and tap.

Boiler house with light.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1149.96 (March 2021)

