



2 CHESTNUT HALL DRIVE, MAGHABERRY, BT67 0GH

- A Spacious And Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Highly Desirable Residential Location Close To Local Shops And Maghaberry Primary School / **Approximately 1200 Square Feet**
- Lounge With Limestone Effect And Granite Fireplace
- Spacious Kitchen And Dining Area With Integrated Appliances And Patio Doors
- Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite
- Front And Enclosed Rear Gardens Laid In Lawns And Paved Patio Area / Tarmac Driveway
- Oil Fired Central Heating System With Grant Condensing Type Boiler

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C74

REF:JK250322HG

- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- Excellent C74 Energy Efficiency Rating For Reduced Running Costs
- Early Viewing IS Highly Recommended

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Ceramic tiled floor. Storage under stairs with light.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mixer tap. Ceramic tiled floor.

LOUNGE:

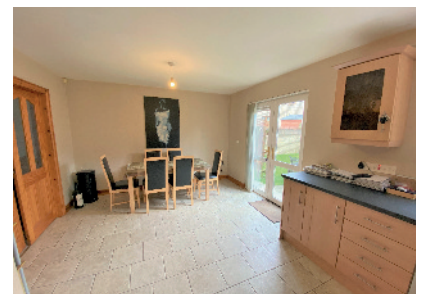
5.22m (17'2") x 3.77m (12'4")

Limestone effect fire surround with granite inset and hearth. Pine and glazed double doors leading to dining area and kitchen.

SPACIOUS KITCHEN AND DINING AREA:

6.20m (20'4") x 3.58m (11'9")

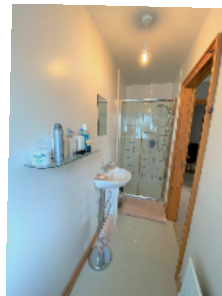
Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Hotpoint integrated oven and ceramic hob with stainless steel splashback and extractor hood. Plumbed for washing machine. Ceramic tiled floor. PVC double glazed double doors to rear garden.



FIRST FLOOR

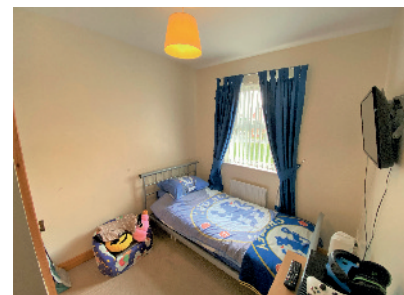
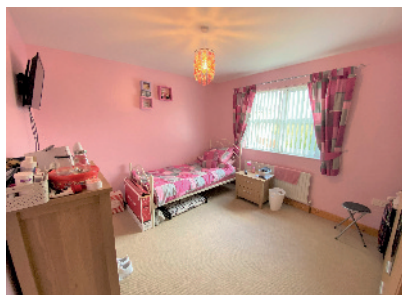
BEDROOM (1):
4.45m (14'7") x 3.77m (12'4")

SHOWER ROOM EN SUITE:
Shower cubicle with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Porcelain tiled floor.

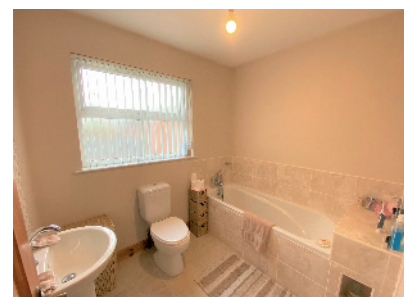


BEDROOM (2):
3.79m (12'5") x 3.27m (10'9")

BEDROOM (3):
2.77m (9'1") x 2.36m (7'9")
Built in robe.



BATHROOM:
White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress.



OUTSIDE

Front and enclosed rear gardens laid in lawns and paved patio area. Tarmac driveway. Outside tap and light.

TENURE: We have been advised that no ground rent is demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2021 to March 2022 £927.84

SERVICE CHARGE: A service charge of approximately £80 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

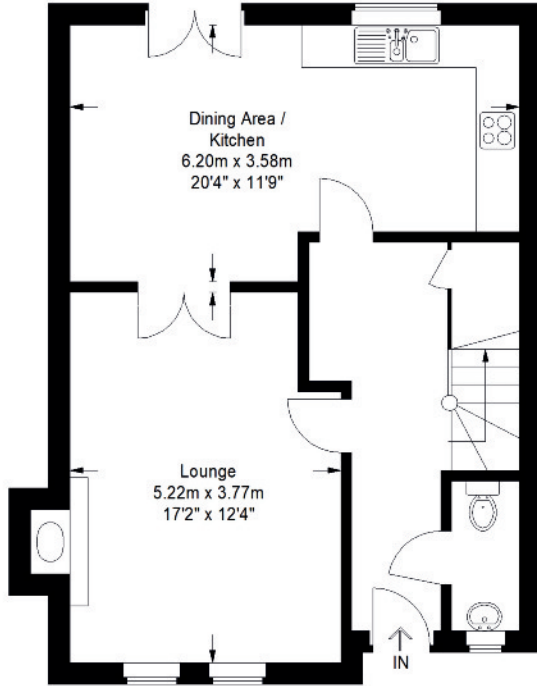
DIRECTIONS: From Maghaberry Road turn into Chestnut Hall Avenue, then turn right into Chestnut Hall Drive, number 2 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

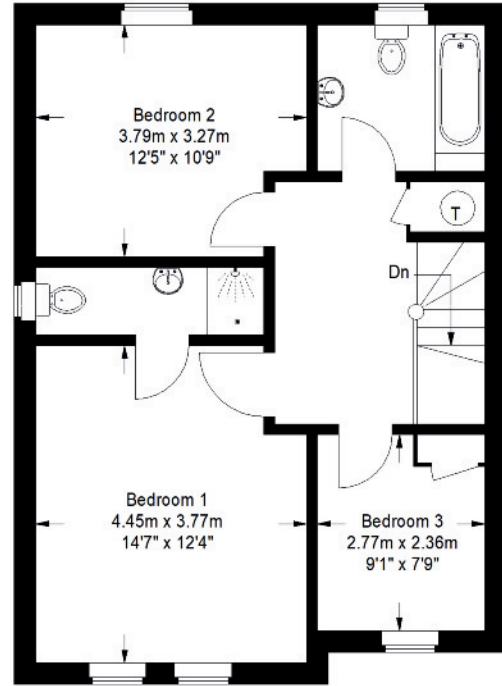


2 Chestnut Hall Drive

Approximate Gross Internal Area
Ground Floor = 56.2 sq m / 605 sq ft
First Floor = 55.3 sq m / 595 sq ft
Total = 111.5 sq m / 1200 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID839237)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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