

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£139,950

FOR SALE



31 DUNNALONG MANOR, BREADY, BT82 0EQ

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & FRENCH DOORS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

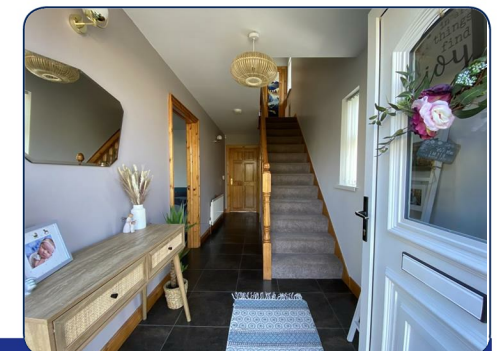
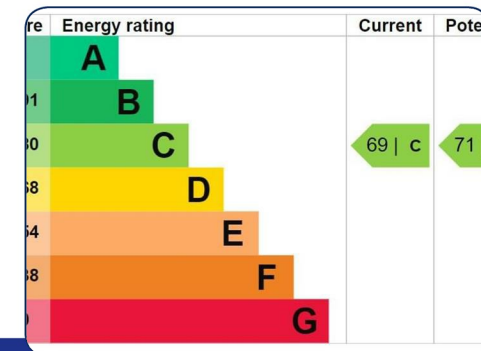
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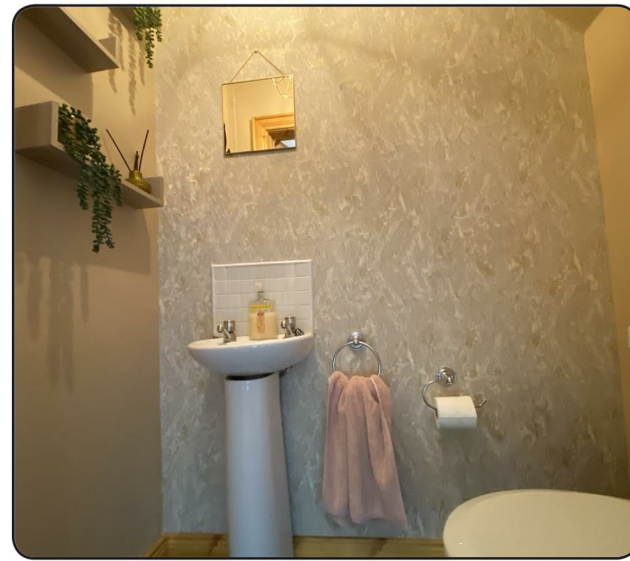


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

www.danielhenry.co.uk
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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

16'1" x 12'2" wp (4.90m x 3.71m wp)

Having attractive fireplace with granite hearth, laminated wooden floor.

KITCHEN / DINING AREA

21'11" x 11'10" wp (6.68m x 3.61m wp)

Having range of eye and low level units with concealed lighting under, tiling between units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit, hob, underoven, plumbed for washing machine and dishwasher, integrated fridge / freezer, tiled floor, ample dining space.

FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

MASTER BEDROOM

13'4" x 11'10" (4.06m x 3.61m)

EN-SUITE

Comprising fully tiled walk in power shower, whb set in vanity unit, wc.

BEDROOM 2

11'9" x 11' wp (3.58m x 3.35m wp)

BEDROOM 3

10' x 8'5" wp (3.05m x 2.57m wp)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front and rear.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£846.74 (MARCH 2022)

