

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£115,000

FOR SALE



45 Brook Manor, BT47 2GD

- MID TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOOR
- OIL FIRED CENTRAL HEATING
- PARKING TO FRONT
- CARPETS AND BLINDS INCLUDED IN SALE
- EPC -

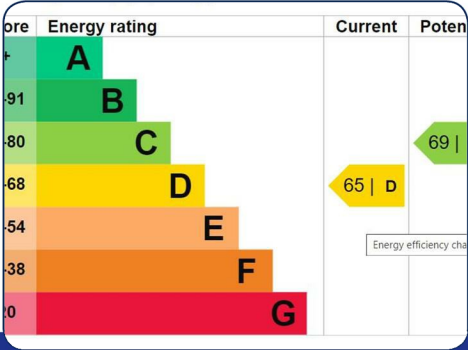
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
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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.



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ENTRANCE HALLWAY

Having laminate wooden floor

GUEST TOILET

Comprising wash hand basin and WC

LOUNGE

15'11" x 12'4" (4.85m' x 3.76m)

Fireplace

KITCHEN

13'7" x 10'11" (4.14m' x 3.33m)

Having eye and low level units; 1 1/2 bowl stainless steel sink unit with mixer taps; hob, under oven; space for fridge freezer; tiling between units; plumbed for dishwasher; dining space

UTILITY ROOM

Having sink unit, plumbed for automatic washing machine; space for tumble dryer

FIRST FLOOR LANDING

Having hot press and storage cupboard.

MASTER BEDROOM

16'3" x 11'8" wp (4.95m' x 3.56m' wp)

ENSUITE

Comprising tiled walk in shower; wash hand basin and WC

BEDROOM 2

15'3" x 10'7" wp (4.65m' x 3.23m' wp)

BEDROOM 3

12'8" x 7'5" (3.86m' x 2.26m')

Built in wardrobes.

BEDROOM 4

9'1" x 8'6" (2.77m' x 2.59m')

EXTERIOR FEATURES

Driveway

Paved patio to rear enclose by fence

ESTIMATED ANNUAL RATES

£837.51 (JULY 2022)

