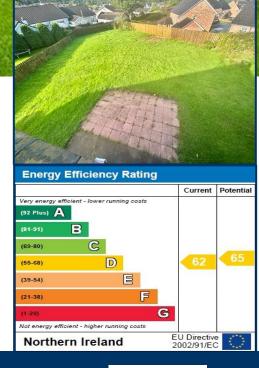


69 Copperthorpe,

Drumahoe o

- Imposing detached villa situated in prime cul de sac position
- Beautifully finished in attractive reclaimed brick
- Occupying larger than average plot in popular development
- Five Bedrooms (Two Ensuite and one with feature balcony)
- PVC double glazed windows (excluding velux)
- · Oil fired central heating
- Sizeable home for the growing family

Asking Price: £260,000







ENTRANCE HALL:

Laminate wood flooring

GUEST WC:

Low flush wc, wash hand basin, tiled floor

FAMILY ROOM: 13'10" (4.22m) x 10'10" (3.3m)

Laminate wood flooring

LOUNGE: 16'8" (5.08m) x 11'7" (3.53m)

Cast iron fireplace with attractive surround, laminate wood flooring, double doors to....

DINING ROOM: 11'3" (3.43m) x 10'0" (3.05m)

Tiled floor, double doors to....

SUN ROOM: 12'3" (3.73m) x 11'6" (3.51m)

Tiled floor

KITCHEN: 14'2" (4.32m) x 11'2" (3.4m)

Eye and low level units, with integrated hob and oven, extractor fan, luxury granite

worktops with upstands, Belfast sink, plumbed for dishwasher, tiled floor

UTILITY ROOM:

Low level units, stainless steel sink unit with mixer tap, tiled floor

FIRST FLOOR:

Landing with hotpress, laminate wood flooring

BEDROOM (1): 14'11" (4.55m) x 11'4" (3.45m)

Double doors leading to balcony Ensuite: Low flush wc, wash hand basin, walk in

shower, tiled floor

BEDROOM (2): 16'2" (4.93m) x 12'0" (3.66m)

Laminate wood flooring

BEDROOM (3): 12'0" (3.66m) x 10'11" (3.33m)

Laminate wood flooring

BEDROOM (4): 11'2" (3.4m) x 9'10" (3m)

Laminate wood flooring

BATHROOM:

Low flush wc, wash hand basin, bath, walk in shower, tiled floor

SECOND FLOOR:

Landing with built in wardrobe

BEDROOM (5): 18'5" (5.61m) x 16'9" (5.11m)

Dressing room Ensuite: Low flush wc, wash hand basin, walk in shower

EXTERIOR:

Enclosed garden to rear in lawn with paved patio; gravel driveway

PROPERTY MISREPRESENTATION ACT 1991

 The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication, but circumstances may change beyond our control after the particulars have been printed.

2. The descriptions, dimensions, references to condition, necessary permission for use and occupation and other details are given in good faith, but any intending purchasers and tenants should, by enquiry to this office, satisfy themselves as to the correctness/availability of each of them before arrangements are made to view.

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4. Date of Publication – SMcC/WS 17/10/2023

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