

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£140,000

FOR SALE



1 Templetown Mews, Maydown, BT47 6GY

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO SIDE & PATIO TO REAR
- DRIVEWAY TO SIDE
- EPC - D

VIEWING STRICTLY BY APPOINTMENT ONLY

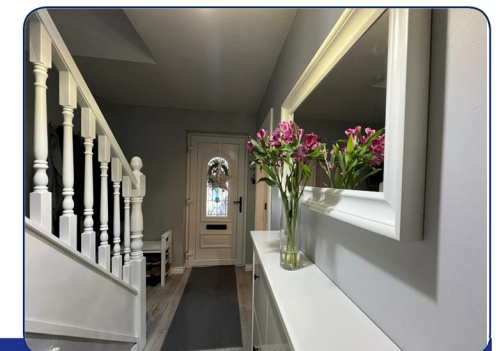
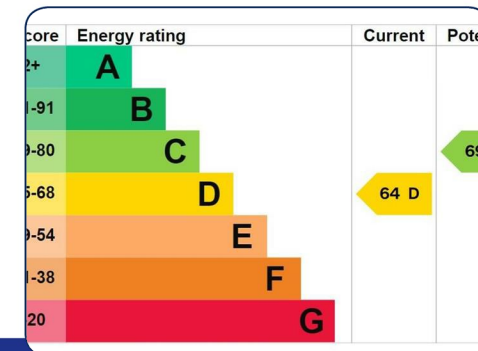
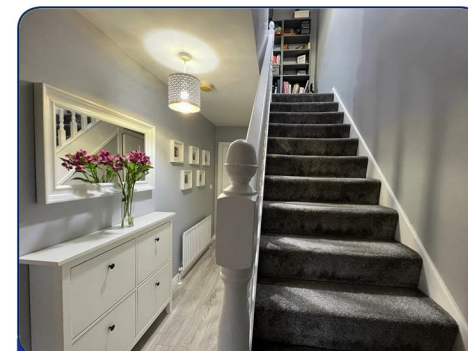
Agent:



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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.
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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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ACCOMMODATION

HALLWAY

Having downstairs storage and laminated woden floor.

GUEST WHB & WC

Having laminated wooden floor.

LOUNGE

15' x 12'5" (4.57m x 3.78m)

Having magnificent fireplace with granite hearth, matching mirror overmantle, laminated wooden floor.

KITCHEN / DINING AREA

19'7" x 11'2" (5.97m x 3.40m)

Having range of eye and low level units, tiling between units, single drainer stainless sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine and dishwasher, space for tumble dryer, dining space with French doors leading to rear, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

15'1" x 8'4" (4.60m x 2.54m)

Having featured panel wall.

EN-SUITE

Comprising walk in electric shower, whb and wc, chrome radiator, partly tiled walls, tiled floor.

BEDROOM 2

10'2" x 9'5" (3.10m x 2.87m)

BEDROOM 3

9'8" x 9' wp (2.95m x 2.74m wp)

Having built in wardrobe.

BATHROOM

Comprising bath with electric shower over, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Lawn to side.

Paved patio area to rear enclosed by fence and gate.

ESTIMATED ANNUAL RATES

£896.58 (JAN 2024)

