



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	33 F	
1-20	G		

Let's point you in the right..... **DIRECTION**

- 3 x Bedroom Semi-Detached House with Garage
- Enclosed garden to rear
- Convenient to Newcastle Town Centre

Offers in the region of £164,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

11'10" x 6' (3.63 x 1.85m at widest)

uPVC door with matching glazed side panels, leading into neutral carpeted hallway & staircase, under-stair storage, radiator, socket



LIVING ROOM:

12'2" x 10'4" (3.72 x 3.16m at widest)

Brick surround fireplace with tiled hearth, archway leading to Dining area, wooden laminated flooring, radiator, 2 x sockets



DINING AREA:

12'6" x 8'10" (3.82 x 2.71m at widest)

Wooden laminated flooring, storage closet, radiator, 2 x sockets



KITCHEN:

12'11" x 7'6" (3.96 x 2.31m at widest)

Galley kitchen with high & low-level shaker units & laminate worktop, stainless steel sink, tiled splashback, uPVC glazed door leading to rear, vinyl flooring, tongue & groove panelled ceiling, radiator, 5 x sockets



LANDING:

Staircase with neutral carpet leading to first floor landing with picture window, socket, hot-press, access hatch to roof space

BEDROOM 1:

10'2" x 10'2" (3.11 x 3.11m at widest)

Built-in storage, neutral carpet, radiator, 2 x sockets



BEDROOM 2:

12'7" x 9'10" (3.85 x 3.01m at widest)

Built-in storage, wooden laminated flooring, radiator, 2 x sockets



BEDROOM 3:

9'5" x 6'9" (2.88 x 2.07m at widest)

Built-in storage, wooden laminated flooring, radiator, 2 x sockets



BATHROOM:

6'5" x 6'5" (1.97 x 1.97m at widest)

Panel bath with electric shower & glazed screen, pedestal W.H.B, W.C, walls part-tiled, vinyl flooring, radiator

19 Mourne View Crescent

Newcastle, BT33 0QP

EXTERNAL:

This property is situated in a residential development, located just off the main Dundrum Road. The property benefits from gardens to the front and rear with wall & fence surround, gates, tarmac driveway and garage.



Rates payable for the year 2023 / 24 = £924.30

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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