

51 Main Street  
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# 10 Bryansford Gardens Newcastle

BT33 0EQ



## Semi Detached House

Ideally situated for easy access to Main Street, this semi-detached property presents a rare opportunity to acquire a residence in such a central location. Finished to a high standard throughout, this home will appeal to a wide variety of purchasers.



- 2 Reception, Kitchen/Dining Area
- 3 Bedroom
- Bathroom and Shower Room
- PVC Double Glazed Windows
- Gas Fired Heating
- Parking Area
- Offers in the Region Of £275,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## THE PROPERTY COMPRISES:

- Porch:** Composite door, tiled floor.
- Hall:** Cloak cupboard, spanish tiled floor.
- Living Room:** 11' 3" x 10' 1" (3.43m x 3.07m) Fireplace with slate surround and cast iron and tiled inset, tiled hearth, picture rail, cornice ceiling, spanish tiled floor, plantation shutters.
- Sitting Room:** 13' 1" x 9' 7" (3.98m x 2.92m) Fireplace with slate surround and cast iron inset, picture rail, cornice ceiling, plantation shutters, spanish tiled floor.
- Kitchen:** 6' 6" x 10' 1" (1.98m x 3.07m) High and low level units with painted hardwood doors, quartz work surfaces, induction hob, integrated oven, extractor fan, Belfast sink, larder units, integrated fridge/freezer, integrated slim line dishwasher and washer/dryer. door to back garden, tiled floor.
- Dining Room:** 20' 2" x 9' 10" (6.14m x 2.99m) Larder unit, spanish tiled floor.
- Shower Room:** WC, Vanity unit with WHB, shower cubicle with electric shower, part wall tiling, tiled floor, heated towel rail.
- First Floor**
- Bedroom 1:** 10' 0" x 10' 1" (3.05m x 3.07m) Picture rail.
- Bedroom 2:** 13' 4" x 9' 8" (4.06m x 2.94m) Picture Rail
- Bedroom 3:** 9' 11" x 7' 8" (3.02m x 2.34m) Built in sliding robes, picture rail.
- Airing Cupboard:** Shelving, gas boiler.
- Bathroom:** 6' 9" x 7' 1" (2.06m x 2.16m) White suite comprising WC, WHB, cast iron bath with ball and claw feet, pine wall panelling.
- Roof Space:** Partly floored.
- External:** Lawn, patio, shrubs, vehicular access with parking area. Patio and pergola to rear, wooden shed.
- Viewings:** By appointment with the Agent.

