



## 33 Old Forde, Whitehead, BT38 9XY

- Semi Detached Home
- Lounge
- Bathroom; Four Piece Suite
- PVC Double Glazing
- Garage (now converted to garden room)
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating
- Private Driveway
- Gardens Front and Rear

Offers Over £159,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching double glazed side screen. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Tiled floor.

#### LOUNGE 14'7" x 12'7" (plus bay)

Box bay window to front elevation. Wood laminate floor covering. Open arch leading to:



## **KITCHEN THROUGH DINING ROOM 19'11" x 11'3"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Space and plumbed for washing machine. Glass fronted display cabinet. Fitted breakfast bar unit. Tiled floor to kitchen area. Wood laminate floor covering to dining area. Hardwood, double glazed door and separate PVC double glazed French doors to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 1 12'5" x 10'5"**

Rural views.

### **BEDROOM 2 13'6" x 10'5"**

### **BEDROOM 3 9'11" x 9'1" (wps)**

### **BATHROOM**

White, four piece suite comprising panelled bath, separate, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in decorative stone.

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden, finished in paved patio area and timber decking.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **MATCHING DETACHED GARAGE 19'9" x 12'1"**

Power, light, radiator and roof space.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**







Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Well presented, three bedroom, semi detached home with matching detached garage (converted to garden room), located within Old Forde, Islandmagee Road, Whitehead. The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and family bathroom with white, four piece suite. Externally, the property enjoys private driveway, matching detached garage (converted to garden room), and gardens front and rear. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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