



I ARINDALE GRANGE, MAGHABERRY, BT67 0GD

- A Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite/One With Built In Storage)
- Bathroom With White Suite Plus Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £184,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: DL010824SR

- Front Garden Laid In Lawn With Tarmac Driveway Plus Spacious Lawn Area To Side
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.

LOUNGE:

15' 2" x 12' 3" (4.63m x 3.74m)

Fireplace with electric fire. Glazed double doors through to kitchen/dining area. Laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

19' 7" x 10' 0" (5.98m x 3.04m)

Measurements taken to widest points. Range of high and low level units. Wood strip effect round edge work surfaces. Integrated hob. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Single drainer stainless steel sink unit with swan neck mixer tap. Concealed extractor unit. Part tiled walls. Tiled floor in kitchen area. Laminated timber floor in dining area. PVC double glazed double doors to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

13' 9" x 8' 8" (4.19m x 2.65m)

SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2):

14' 8" x 11' 3" (4.48m x 3.44m)

BEDROOM (3):

7' 11" x 7' 11" (2.42m x 2.41m)

Measurements to include built in storage.



BATHROOM:

White suite. Panelled corner bath with mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Part tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Spacious lawn area to side. Enclosed rear garden laid in lawn with paved patio area. Outside tap and lights. PVC oil storage tank.

DETACHED GARAGE:

19' 0" x 11' 3" (5.78m x 3.43m)

Up and over door. Light and power. Plumbed for washing machine. Oil fired boiler.



DIRECTIONS

From Maghaberry Road turn onto Arindale. Follow the road onto Arindale Grange. Number 1 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

We have been advised tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

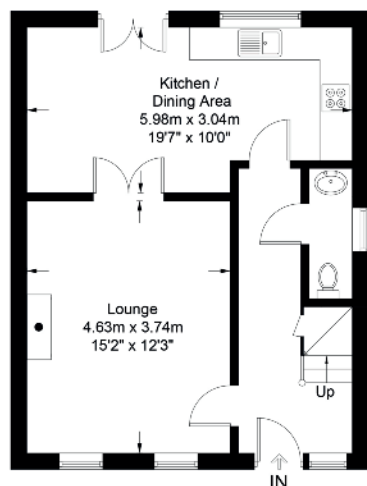
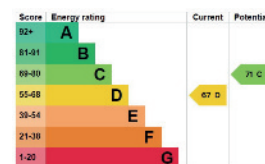
For period April 2024 to March 2025 £957.00

SERVICE CHARGE:

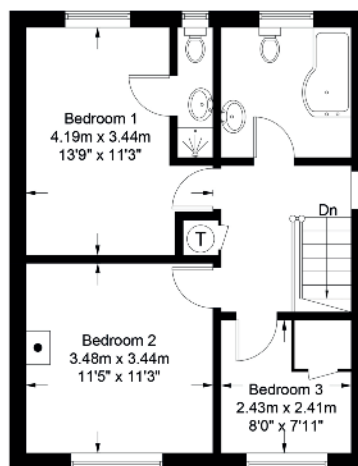
A service charge of £75 half yearly (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



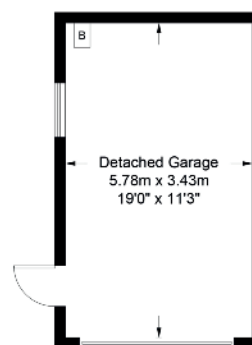
1 Arindale Grange



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1109694)

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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