



16 Calhame Park , Cloughey, BT22 1HX

With property prices rising strongly in recent times we're delighted to be able to offer this 3 bedroom terraced home to the open market for "Under £100,000!" - An ideal first home on a budget perhaps?

The property is a typical ex Housing Executive property offering 3 first floor bedrooms, all with built in storage, and a family bathroom plus a ground floor lounge and a kitchen/diner to the rear. It benefits

from oil fired central heating. Front door is double glazed, however the windows are single glazing.

A little TLC and redecoration would go a long way to turning this into an excellent family home and with the open green to the front, an enclosed rear yard and the stunning Cloughey beach just a short walk from your front door "what's not to like?".

Viewing by prior appointment accompanied by the agent so call us now to avoid disappointment.

Offers Around £99,950

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, Cloughey, BT22 1HX



- Terraced home
- Kitchen with dining area
- Oil fired central heating
- Short walk to the beach.
- 3 bedrooms
- Bathroom
- Garden to front & enclosed yard to rear
- Lounge
- uPVC double glazing
- Cul de sac location

Entrance

Entrance hall

Lounge

14'5x12'6 (4.39mx3.81m)

Kitchen/diner

16x8'8 (4.88mx2.64m)

Landing

Bathroom

5'11x5'8 (1.80mx1.73m)

Bedroom 1

9'9x8'11 (2.97mx2.72m)

Bedroom 2

13x9'8 (3.96mx2.95m)

Bedroom 3

9'5x7'5 (2.87mx2.26m)

Outside

Tenure

Property misdescriptions

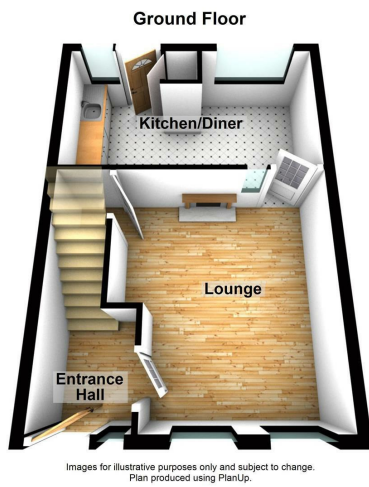


Directions

Travelling through Cloughey towards Portaferry and Watson's turn left into Calhame Gardens then right into Calhame Park.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	