



26 BEECH GROVE DUNMURRY, BT17 9PU



- A Mid Terrace Property Situated Within This Ever Popular Location | Close To Local Shops And Public Transport Facilities
- Two Reception Rooms With Fireplaces And Laminated Timber Floors
- Kitchen With PVC Double Glazed Back Door
- Three Good Sized Bedrooms (Two With Built In Robes)
- Bathroom With White Suite
- Off Street Parking Space To Front
- Rear Patio Area
- Oil Fired Central Heating System And PVC Double Glazed Windows And External Doors

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E42

REF:DL260924HG

ACCOMMODATION All measurements are approximate

ENTRANCE HALL: PVC double glazed entrance door. Laminated timber floor. Storage under stairs.

FAMILY ROOM: 4.68m (15'4") x 3.20m (10'6")

Stone built fireplace and tiled hearth. Laminated timber floor. Measurement taken into bay window.

LOUNGE: 4.30m (14'1") x 3.66m (12'0")

Mahogany and marble fireplace and hearth. Laminated timber floor.

KITCHEN: 3.20m (10'6") x 2.27m (7'5")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. PVC double glazed back door.

FIRST FLOOR

BEDROOM (1): 4.35m (14'3") x 2.70m (8'10")

Built in robe.

BEDROOM (2): 3.93m (12'11") x 2.97m (9'9")

Measurements taken to widest points.

BEDROOM (3): 3.28m (10'9") x 3.26m (10'8")

Built in robe.

BATHROOM:

White Suite. Panelled bath. Pedestal wash hand basin. Close couple low flush wc. PVC panelled walls and ceiling. Separate hotpress.

OUTSIDE

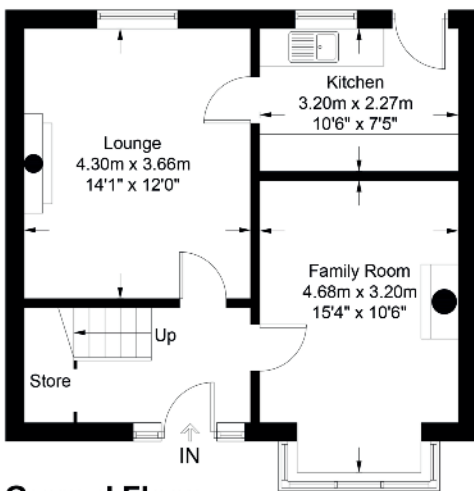
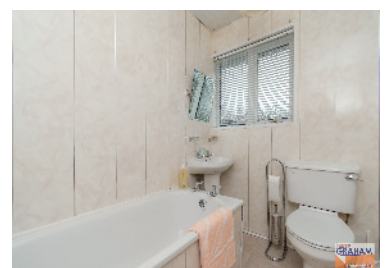
Front garden with shrubs in gravel beds. Carparking space. Patio area to rear. PVC oil storage tank. Store with oil fired boiler.

TENURE: We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

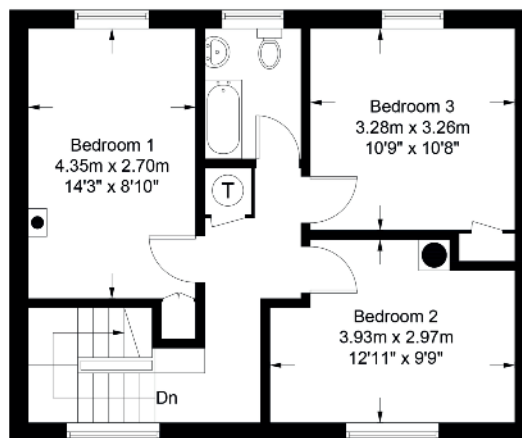
RATES PAYABLE: For period April 2024 to March 2025 £630.75

DIRECTIONS: From Kingsway turn into Rowan Drive and then turn right into Beech Grove, number 26 is on the left.

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



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130565)

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