



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



70 Cable Road, Whitehead,
BT38 9SJ

**Offers in the region of:
£425,000**

 **Reeds Rains**

reedsrains.co.uk

70 Cable Road, Whitehead

Detached double fronted property situated on an extensive elevated site approached via electric gates from the rear. A rare opportunity to purchase a beautiful family home on a generous site just a site just a short walk to a host of amenities. The location perfectly balances tranquillity with convenience and it is without hesitation that we would recommend an internal viewing appointment.

Reception Hall

Wood strip flooring.

Cloaks/WC

Walk in cloakroom with separate WC and sink unit. Tiled floor.

Lounge

19'3" x 12'2" (5.87m x 3.7m)

Feature fireplace with tiled inset and hearth and log burning stove. PVC double glazed French doors to rear garden.

Family Room/Dining Room

20'8" x 12' (6.3m x 3.66m)

Oak wood strip floor.

Kitchen/ Breakfast Area

25'2" x 12'8" (7.67m x 3.86m)

Modern range of fitted high and low level units. Built in gas and electric hob with double eye level oven. Centre island and breakfast bar with sink unit. Integrated dishwasher and microwave. Extractor fan. Tiled floor. Spotlights. PVC double glazed French doors to rear garden.

Utility Room

Range of fitted units. Storage cupboard with light. Gas boiler. PVC double glazed door.

First Floor Landing

Main Bedroom

18'7" x 12'1" (5.66m x 3.68m)

Bedroom 2

12'2" x 9'4" (3.7m x 2.84m)

Bedroom 3

11'9" x 11'8" (3.58m x 3.56m)

Bathroom

Luxury white suite comprising free standing bath with dual shower attachment, separate shower cubicle with wall mounted shower, vanity unit and low flush wc. Part tiled walls and tiled floor. Spotlights.

Roofspace

Pull down ladder. Floored with light and power.

Detached Double Garage

27'1" x 16'1" (8.26m x 4.9m)

Remote control door. Light and power.

Front Garden

Sweeping landscaped garden laid in lawn with mature trees.

Extensive Rear Garden

Approached via electric gates off Balfour Avenue the large enclosed rear garden is laid in lawn and hedging. Large decked sun patio ideal for summer BBQ's and al fresco dining. Summer house.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

