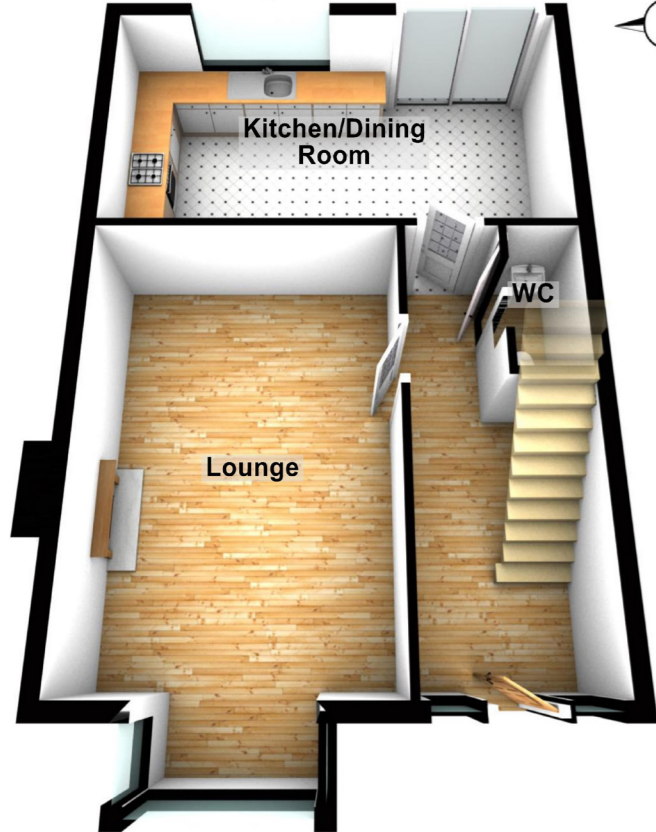


Independent

PROPERTY ESTATES



Ground Floor
Approx. 526.0 sq. feet



First Floor
Approx. 504.5 sq. feet



Total area: approx. 1030.5 sq. feet



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent

PROPERTY ESTATES



FOR SALE

35 Stonebridge Avenue, Conlig

Offers Over - £199,950

- Semi-Detached Home (c.1,220 sqft)
- Three First Floor Bedrooms
- Spacious Lounge into Box Bay
- Open Plan Kitchen / Dining
- Ground Floor W.C.
- Modern First Floor Bathroom
- uPVC Double Glazing
- Oil Fired Central Heating
- Off-Road Parking for multiple Vehicles & Lawn to Front
- Spacious Fence Enclosed Rear Garden in Lawn, Patio, Decking & Flowerbeds

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are delighted to introduce to the Sales Market Number 35 Stonebridge Avenue, Conlig.

This well-presented Semi-Detached Family Home, located in a popular and sought-after residential area, offers living accommodation over two floors.

Ground Floor

Entrance Hall (17' 01" x 6' 08")

Access via Composite and double-Glazed Door with double-Glazed side Panels. Complete with Tiled Flooring and access to the Ground Floor W.C.

Lounge (16' 8" x 11' 11") excluding Box Bay Window

Spacious front aspect Reception Room, leading into a Box Bay Window, with Laminate Wooden Floor and an open Fire with a Wooden Mantle, a Tiled Hearth and Surround.

Kitchen / Dining (19' 0" x 9' 10")

Fitted Kitchen with a range of high- and low-level units with complimentary Laminate Roll-Edge Worktops, an integrated Hob with Oven Under and an Extractor Hood over, a Stainless-Steel Sink Unit and plumbed for a Dishwasher, a Washing Machine and an American Fridge / Freezer. Complete with tiled floor and part tiled walls. The Kitchen opens to provide ample space for dining and sliding doors provide access to the Rear Garden.

W.C. (5' 8" x 2' 10")

White two-piece suite comprising a Low flush W.C. and a Pedestal Wash Hand Basin with a Tiled Splashback. Complete with tiled flooring and an Extractor Fan.

First Floor

Landing (12' 10" x 2' 11")

Access to the Roof-space and access to the Hot-press.

Bedroom One (12' 09" x 10' 08")

Rear aspect double Bedroom with recessed Spotlights and access to an Ensuite Shower Room.

Ensuite Shower Room (6' 03" x 5' 09")

Contemporary styled Shower Room with a white three-piece suite comprising a Corner Shower Cubicle with an Electric Shower Unit, a Push Button W.C. and a Wash Hand Basin with cupboard storage under.

Bedroom Two (12' 09" x 10' 08")

Front aspect double Bedroom with recessed Spotlights.

Bedroom Three (12' 10" x 8' 0") at widest point

Front aspect 'L' shaped Bedroom with access to built-in storage.

Bathroom (8' 09" x 5' 09")

White three-piece suite comprising a Low Flush W.C., a Wash Hand Basin and a Panel Bath a Mains Shower over. Complete with Tiled Flooring, Tiled Walls, recessed Spotlights and a Chrome Heated Towel Rail.

