

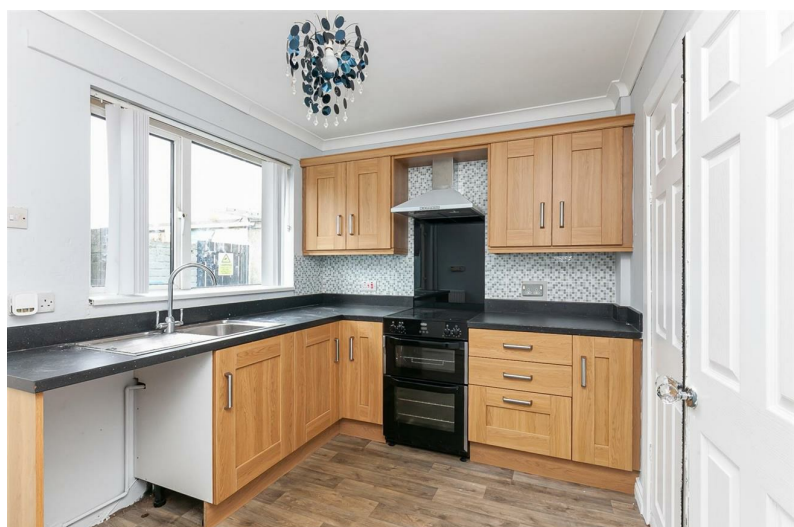


9 Station Road, Doagh, BT39 0QT

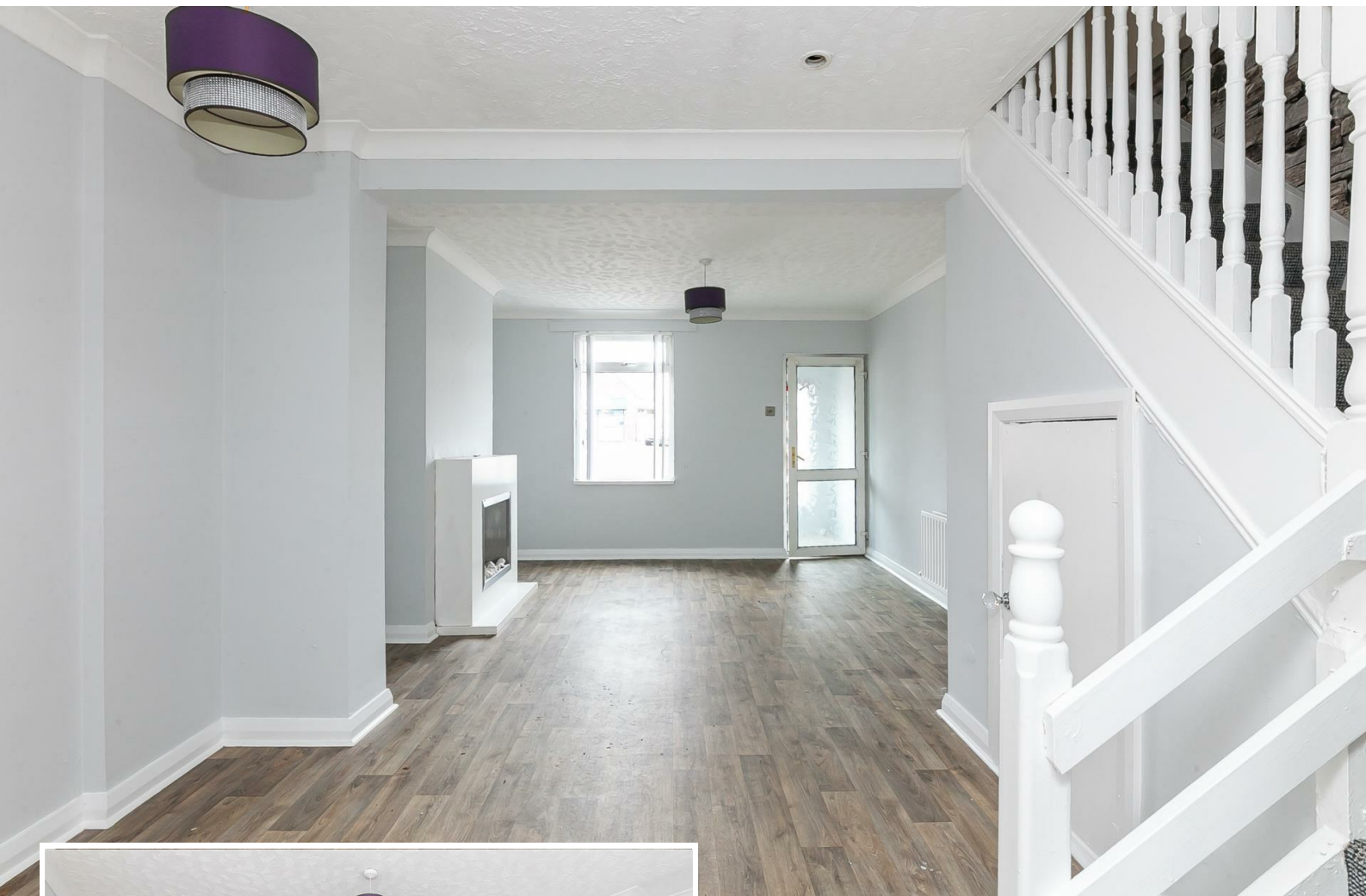
- Mid Terrace
- Lounge; Dining Area
- Bathroom; White Suite
- Private Driveway
- Workshop/Store
- Two Well Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Yard and Garden
- Village Setting

Offers Over £94,950

EPC Rating E



9 Station Road, Doagh, BT39 0QT



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Glass panelled front door. PVC double glazed door leading to:

LOUNGE 12'5" x 11'7"

Focal point fireplace. Open arch leading to:

DINING AREA 10'0" x 7'7"

Stairwell to first floor. Access to under stairs store. Double doors leading to:



KITCHEN WITH INFORMAL DINING AREA 11'2" x 8'1"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with glass splashback and stainless steel extractor hood over. Plumbed and space for washing machine. Space for fridge. Upstands to walls to match work surface. PVC double glazed external door.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'5" x 11'7" (wps)

BEDROOM 2 11'3" x 8'2"

Fitted wardrobes in mirror panelled, sliding doors. Rural view to rear over river.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiled, part panelled walls. Chrome towel radiator.

EXTERNAL

Private driveway, finished in concrete.
Rear garden, extending to Doagh River.
Separate, fully enclosed rear yard.
PVC oil storage tank.
Boiler house with oil fired central heating boiler.

WORKSHOP / STORE 15'4" x 7'8"

Plus separate store to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, two-bedroom, mid terrace property, with private driveway, and workshop/store and garden at rear, situated off Station Road, Doagh village.

The property comprises entrance hall, lounge, open arch to dining area, separate modern fitted kitchen, two well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys private driveway, yard, workshop/store, and garden, extending to Doagh River.

Other attributes include oil heating, PVC double glazing and convenient, village setting.

Ideal first time buy/buy to let investment alike.

Early viewing highly recommended.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | 68 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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