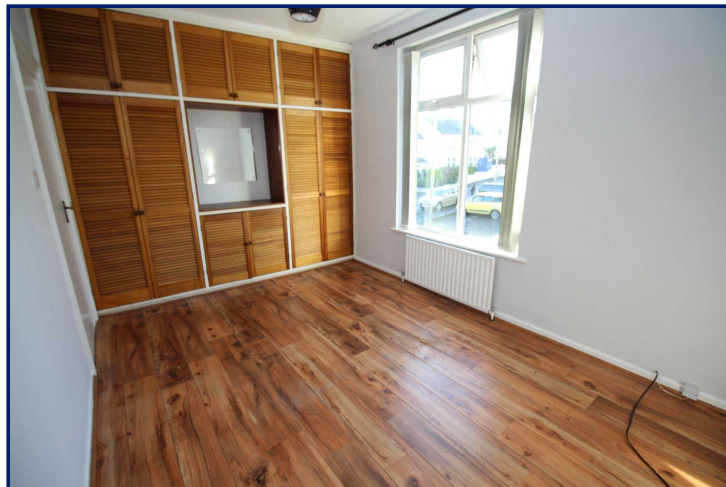




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Windsor Avenue, Whitehead,
BT38 9QE

**Offers in the region of:
£139,950**

 **Reeds Rains**

reedsrains.co.uk

3 Windsor Avenue, Whitehead

Description

Attractive semi detached property situated in the heart of Whitehead town centre with an array of local shopping facilities, coffee shops and just a short stroll to public transport facilities. An ideal home for both the first time buyer and those wishing to downsize the internal accommodation offers two separate reception rooms, fitted kitchen, three bedrooms and a four piece bathroom suite. Boasting an oil fired central heating system and double glazed windows. Externally there are low maintenance garden with a large well enclosed rear to the rear. An internal viewing appointment can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Lounge

15'9" x 12'2" (4.8m x 3.7m)
Carved wood surround fireplace incorporating an electric fire inset.

Dining Room / Family Room

16' x 11'9" (4.88m x 3.58m)
Oak wood strip floor.

Kitchen

11'9" x 10'1" (3.58m x 3.07m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Newly installed hob. Eye level double oven. Part tiled walls and tiled floor.

Rear Hall

Door to rear garden.

First Floor Landing

Open tred staircase to second floor.

Bedroom 1

13'1" 9'3" (4m 2.82m)
Range of fitted robes with overhead storage.

Bedroom 2

9'9" x 9'5" (2.97m x 2.87m)

Bathroom

Four piece bathroom suite comprising bath, separate shower cubicle with wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled walls.

Second Floor

Bedroom 3

15'9" x 11'2" (4.8m x 3.4m)
Eaves storage.

Front Garden

Walled low maintenance front garden laid in small stones.

Rear Garden

Paved well enclosed rear garden.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/c/ontents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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 Carrmoney 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.

For full EPC please contact the branch.