

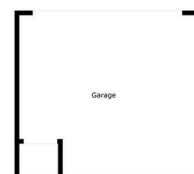


12 Seskin Road, Straid, BT39 9NG

- Cottage Style, Semi Detached Home
- Lounge; Open Fire
- Deluxe Shower Room
- Generous Sized Private Driveway
- Garden and Yard
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Matching Detached Double Garage
- Immaculately Presented Throughout

Offers Over £189,950

EPC Rating D



12 Seskin Road, Straid, BT39 9NG



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, glass panelled front door. Tiled floor. Glass panelled door leading to:

ENTRANCE HALL

Tiled floor. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 15'7" x 10'11"

Open in granite fireplace with matching hearth and contrasting surround. Tiled floor. Access to under stairs store. Glass panelled French doors, leading to:



KITCHEN WITH INFORMAL DINING AREA 15'0" x 13'2"

Modern fitted, high gloss kitchen with comprehensive range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated, double oven, fridge freezer, washing machine and dishwasher. Splashback tiling and upstands to walls. Tiled floor. PVC double glazed door to driveway and garden.

FIRST FLOOR

LANDING

Glass panelled doors leading to bedrooms and bathroom.

BEDROOM 1 14'6" x 7'10"

Range of fitted wardrobes in sliding, glass and mirror panelled doors.

BEDROOM 2 13'3" x 7'7"

BEDROOM 3 9'8" x 6'2" (wps)

Built in wardrobe.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Electric shower. Splashback tiling to sink. Chrome towel radiator. Tiled floor. Access to shelved hot press.

EXTERNAL

Double gates, leading to generous sized, private driveway area, finished in tarmac.

Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

Concrete yard area to rear.

PVC oil storage tank.

BOILER HOUSE 10'11" x 6'9"

Oil fired central heating boiler. Light and fitted shelving.

MATCHING DETACHED DOUBLE GARAGE 20'1" x 17'9"

Power operated, up and over double door. Separate service door. Utility area to rear. Power and light. Furnished cloakroom with white, two piece suite comprising pedestal wash hand basin and WC.





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.

Immaculately presented, cottage style, three bedroom, semi detached home, with matching detached double garage, situated off Seskin Road, Straid.

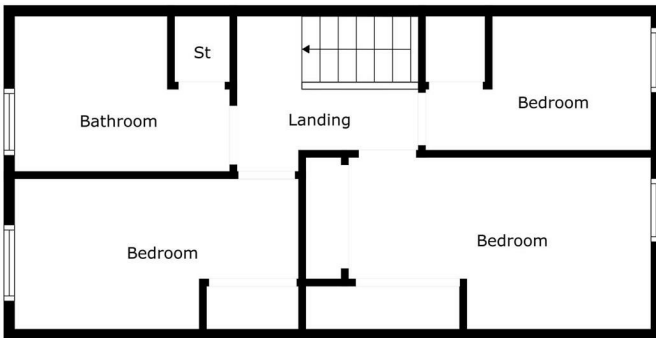
The property comprises entrance porch, entrance hall, lounge with open fire, kitchen with informal dining area, three bedrooms, and deluxe shower room, with contemporary, white three piece suite.

Externally, the property enjoys generous sized private driveway, matching detached double garage, separate boiler house/store, concrete yard/service area, and front gardens, finished mainly in lawn.

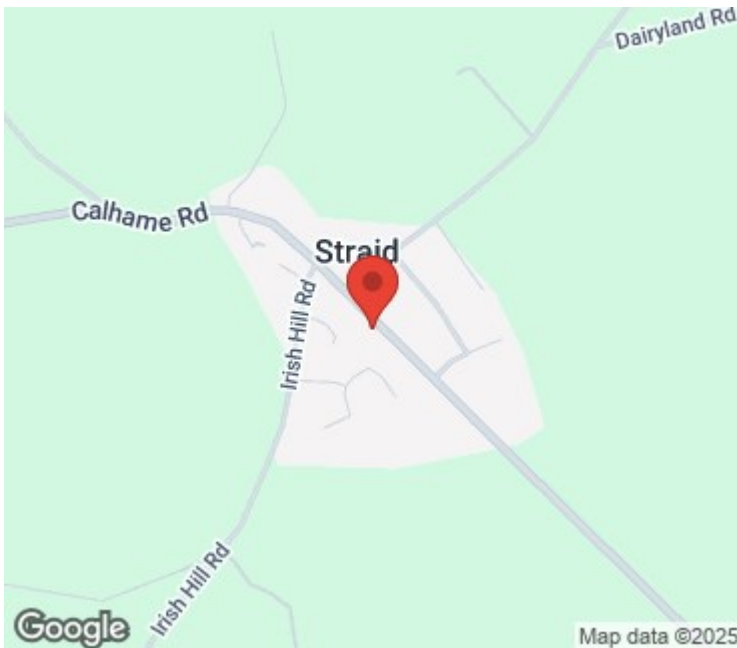
Other attributes include oil heating, double glazing, and village setting.

Ideal first / second time buy.

Early viewing highly recommended to avoid disappointment.



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(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 are 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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