


36 Stonebridge Square, Conlig,
BT23 7QU

Asking Price: £169,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £169,950 To be advised

EPC Rating: D

Description

Located in the ever popular Stonebridge development, off Green Road, this attractive end townhouse is well presented throughout. The property offers well proportioned accommodation on both levels with a spacious lounge, modern fitted kitchen with dining area and a cloakroom with WC all on the ground floor. The first floor reveals 3 bedrooms and a bathroom with white suite. The property benefits from oil fired heating and is double glazed throughout.

Externally there is excellent parking for multiple vehicles in the driveway and gardens to the front and enclosed to the rear in lawns. All in all an excellent property for either the first time buyer or investor alike.

Entrance Hall

Double glazed front door.

Lounge

15'10" x 12'2" (4.83m x 3.7m)

Contemporary wooden fireplace with cast iron horseshoe inset and slate hearth, glazed double doors to Kitchen.

Kitchen / Dining

15'9" x 12'8" (4.8m x 3.86m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built in oven and 4 ring ceramic hob, stainless steel chimney extractor fan, part tiled walls, ceramic tiled floor, plumbed for washing machine, recessed spotlights, open plan to dining area, uPVC double glazed door to rear garden.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, ceramic tiled floor.

First Floor Landing

Bedroom 1

13'7" x 9'2" (4.14m x 2.8m)

Double built in robe, laminate wooden floor.

Bedroom 2

12'4" x 7'11" (3.76m x 2.41m)

Laminate wooden floor.

Bedroom 3

7'11" x 7'5" (2.41m x 2.26m)

Laminate wooden floor, built in robe.

Bathroom

White suite comprising: Panelled bath with mixer taps, telephone hand shower and Mira electric shower, pedestal wash hand basin, with tiled splashback, dual flush WC, part tiled walls.

Outside

Tarmac driveway to excellent off street parking.

Gardens

Front and enclosed rear garden in lawns and boundary hedging, boiler house with oil boiler, PVC tank, outside tap and light, garden shed.

NB

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All Measurements

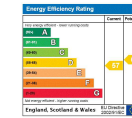
All Measurements are Approximate.

Laser Tape Clause

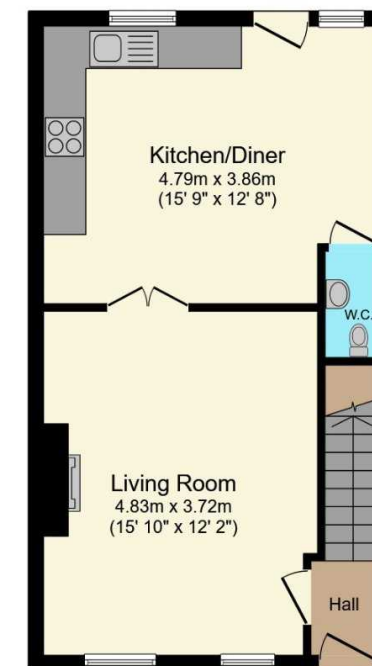
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

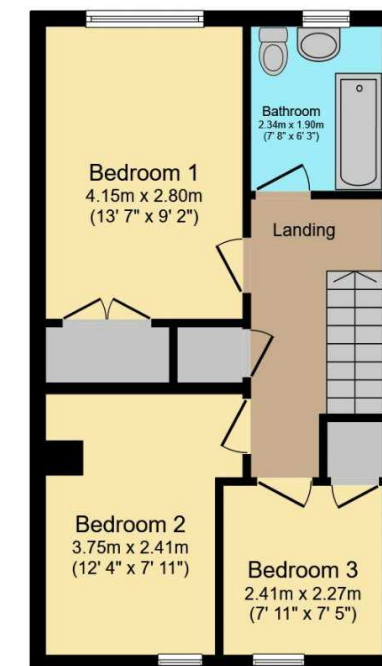
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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