

- Semi-Detached Property
- Two Sizeable Bedrooms
- Downstairs W/C & Modern Kitchen

- Beautifully Presented Throughout
- Off-Road Parking
- Fantastic Location



024 7771 0780



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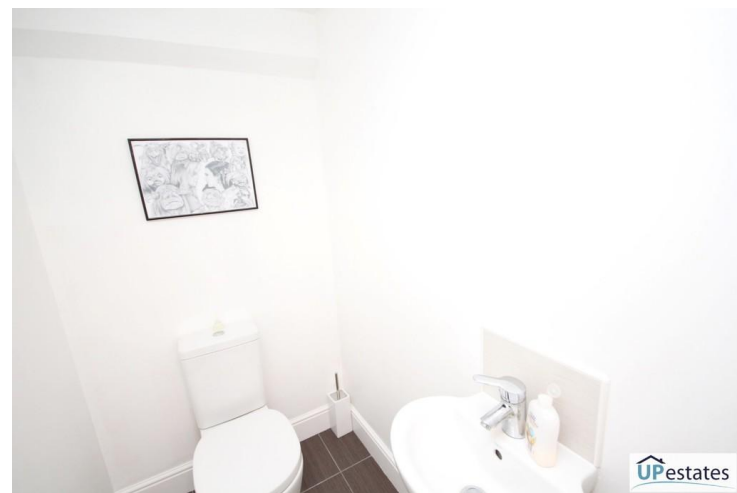


enquiries@upestates.co.uk

Up Estates is pleased to bring to the market this beautifully presented semi-detached property which overlooks a green and is located in the popular area of Bannerbrook. Having a valid NHBC certificate until 2022 and offering a downstairs W/C, a modern kitchen, two off-road parking spaces to the rear, and full central heating and double glazing. In brief, the property comprises; Hall, Lounge, W/C and Kitchen to the ground floor, and Two Double Bedrooms and the Bathroom on the first floor. There is an enclosed rear garden with a gate accessing the parking to the rear. Viewing is advised.

HALL With doors leading to the W/C and Lounge.

W/C With a low level W/C and hand wash basin.



LOUNGE 14' 11" x 13' 5" (4.57m x 4.09m) A good-sized lounge with a central heated radiator, double glazed window to the front aspect, space beneath the stairs and open-access into the Kitchen.



KITCHEN 14' 11" x 8' 0" (4.57m x 2.44m) A modern kitchen including a matching range of wall and base mounted units with roll top work surfaces over and upstand, a stainless steel sink with drainer and mixer tap, a gas hob with an extractor fan over and oven below, integrated fridge-freezer and space for further appliances. There is also a double glazed window to the rear, a central heated radiator, French doors accessing the rear garden, and stairs ascending to the first floor.



LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 14' 11" x 10' 0" (4.57m x 3.05m) A sizeable bedroom with a built-in wardrobe, a central heated radiator and double glazed window to the rear aspect.



FRONT ASPECT A well-presented front aspect overlooking a green.

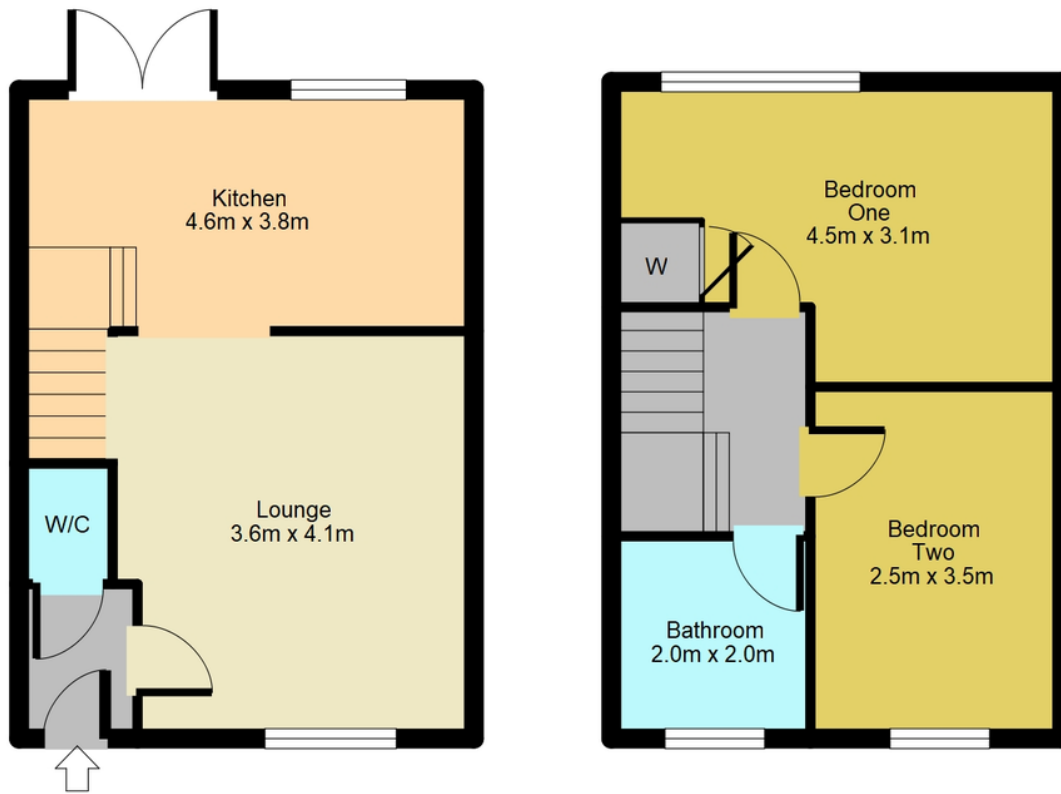
GARDEN A private rear garden with a paved seating area, an artificial lawn, shed for storage, walls along the boundaries and a gate at the rear leading to off-road parking spaces.

BEDROOM TWO 11' 6" x 8' 0" (3.53m x 2.44m)
Another double bedroom having a central heated radiator and double glazed window to the front aspect.



BATHROOM 6' 7" x 6' 3" (2.01m x 1.93m) Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.





For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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