

40 Drumlin Grange
MONEYSLANE BT31 9UT

shooter
property services



An immaculate 3 bedroom semi detached property occupying a choice site to the rear of this popular residential development. The spacious site offers privacy, maturity and great potential for those seeking additional outside space. This combined with a property which is presented and maintained to a high standard throughout, makes this an attractive opportunity for a variety of prospective purchasers. An appointment to view is highly recommended.

for sale



3



1



1

£95,950

Entrance Hall

Tongue and groove panelled front door with glazed light, solid oak wooden floor, telephone point, understairs storage space, 1 radiator.

WC

6' 3" x 2' 10" (1.91m x 0.86m)
With low flush WC and wash hand basin, solid oak wooden floor, 1 radiator.

Lounge

13' 7" x 13' 0" (4.14m x 3.96m)
'Tiger' cast iron multi-fuel stove with slate tiled hearth and feature beam mantel, solid oak wooden floor, TV point, coved ceiling, double radiator.

Kitchen / Dining

20' 10" x 7' 8" (6.35m x 2.34m) (Max)
Full range of high and low level fitted modern units incorporating 1 1/2 bowl ceramic sink unit with mixer tap, window pelmet with low voltage downlighting, wine rack and worktop lighting. Built-in electric oven and gas hob with stainless steel extractor hood, fan and light, plumbed for automatic washing machine, space and plumbing for american style fridge/ freezer, PVC double glazed French doors to rear, fully tiled floor, part tiled walls, double radiator.

First Floor

Hotpress.

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.33m)
1 radiator.

Bedroom 2

11' 11" x 9' 1" (3.63m x 2.77m) (Max)
1 radiator.

Bedroom 3

9' 5" x 8' 2" (2.87m x 2.49m) (Max)
1 radiator.

Bathroom

8' 5" x 5' 9" (2.57m x 1.75m)
White suite comprising low flush WC, vanity unit with wash hand basin and tiled panel bath with corner taps and Mira Advance electric shower over with shower door, fully tiled floor, part tiled walls, recessed ceiling spots, double radiator.

Outside

Neat front lawn with shrub boarder and pebbled driveway to carport. Fully enclosed rear garden in lawn with feature raised patio and additional enclosed storage to side. Outside lighting and water tap.

Price:

Offers Around: £95,950

Holding Deposit: £1500

Ref: 10177

Features:

- * PVC Double Glazing
- * Oil Fired Central Heating
- * Corner Site
- * Well Presented and Maintained Throughout

Appointments:

Please call (028) 4066 2206

Mon – Fri 9am to 5.30 pm

Sat 9.30am to 12 noon



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

