



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 3 x Bedroom Semi-Detached House with Detached Garage
- Set on a spacious corner plot
- Convenient to Newcastle Town Centre

Offers in the region of £169,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

12'4" x 6' (3.77 x 1.85m at widest)

uPVC door with matching glazed side panel, leading into tiled hallway, staircase with neutral carpet, under-stair storage, 2 x wall lights, dado-rail, radiator, socket



LIVING ROOM:

12'11" x 10'5" (3.70 x 3.19m at widest)

Painted wooden surround fireplace with granite hearth, archway leading to Dining area, wooden laminated flooring, radiator, 2 x sockets



DINING AREA:

12'9" x 8'11" (3.89 x 2.74m at widest)

Feature wall with wooden panelling, glazed doors leading to rear, wooden laminated flooring, radiator, 2 x sockets



KITCHEN:

12'2" x 7'6" (3.72 x 2.31m at widest)

Galley kitchen with high & low-level painted units & laminate worktop, integrated electric hob & oven, plumbed for washing machine and dishwasher, stainless steel sink, tiled splashback, glazed door leading to rear, wooden laminated flooring, radiator, 3 x sockets



LANDING:

Staircase with neutral carpet leading to first floor landing with picture window, socket, hot-press, access hatch to roof space

BEDROOM 1:

10'3" x 10'2" (3.14 x 3.11m at widest)

Located to the rear of the property, neutral carpet, built-in storage closet, radiator, 2 x sockets

BEDROOM 2:

12'7" x 9'10" (3.85 x 3.01m at widest)

Located to the front of the property, neutral carpet, built-in storage closet, radiator, 2 x sockets

BEDROOM 3:

9'5" x 6'9" (2.88 x 2.07m at widest)

Located to the front of the property, neutral carpet, radiator, 2 x sockets

BATHROOM:

6'4" x 6'4" (1.95 x 1.95m at widest)

Panel bath with shower over & glazed screen, pedestal W.H.B, W.C, waterproof panelling around bath, tiled walls, vinyl flooring, radiator, recessed spot lighting



2 Mourne View Avenue

Newcastle, BT33 0QN

EXTERNAL:

This property is situated on a spacious corner site in a residential development, located just off the main Dundrum Road, boasts a wrap-around garden with wall surround, gates and tarmac driveway. There is an enclosed paved yard to the rear with detached garage.



Rates payable for the year 2023 / 24 = £1,002.80

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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