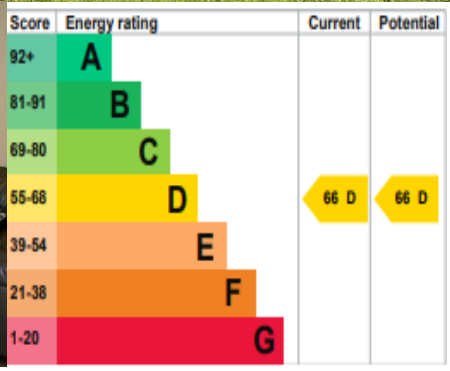
PROPERTY DIRECTIONS

26 Grange Avenue

Castlewellan, BT31 9UH



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

- Impressive four-bedroom semi-detached home with bespoke kitchen
- Prime corner plot with detached garage/utility, generous parking and private enclosed garden
- Quiet end-of-development setting within walking distance of Castlewellan Forest Park and local amenities

SCAN ME

Offers over £274,950

ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

18'6" x 7'10" (5.64m x 2.40m) at widest points

Black composite entrance door with glazed panels and five-point locking system opening to a spacious entrance hall. High-gloss porcelain tiled flooring, recessed spotlights, white coving and 6-inch white skirting boards. Telephone point, single radiator and useful storage cupboard housing the electrical consumer unit.

LIVING ROOM:

18'4" x 11'9" (5.6m x 3.6m)

Spacious front-facing living room with walnut-effect laminate wood flooring, white coving and 6-inch white skirting boards. Feature wall-mounted inset electric fire, double radiator, decorative ceiling rose with feature light fitting, TV point, telephone point and newly fitted white vertical blinds.

KITCHEN/DINING AREA:

20'0" x 13'1" (6.1m x 4.0m)

Impressive open-plan kitchen and dining space featuring a bespoke in-frame walnut Shaker-style kitchen with Corian work surfaces and high-gloss porcelain tiled flooring. Integrated Neff appliances include four-ring electric hob with extraction fan, dishwasher and two single ovens. Undermount Blanco stainless-steel sink with mixer tap, integrated pull-out bins and space for an American-style fridge freezer. White coving, 6-inch white skirting boards, double radiator, walnut Venetian blind and double doors opening directly onto the rear garden.

GROUNDFLOOR WC:

7'2" x 3'3" (2.19m x 1.00m)

Contemporary white suite comprising WC and wash hand basin with feature tiled splashback. High-gloss porcelain tiled flooring, wall-mounted mirror, single radiator and ceiling light fitting.

STAIRCASE AND LANDING:
11'3" x 10'8" (3.45m x 3.27m) (landing)
Carpeted staircase with attractive walnut stair posts, spindles and handrails leading to the first-floor landing. Walnut-effect laminate wood flooring, ceiling light fitting and pull-down ladder providing convenient access to the roof space.

BEDROOM 1:
13'1" x 9'2" (4.0m x 2.8m)
Spacious double bedroom overlooking the front of the property with single radiator and newly fitted white vertical blinds.

BEDROOM 2:
12'9" x 8'6" (3.9m x 2.6m)
Spacious double bedroom overlooking the rear of the property with single radiator and newly fitted white vertical blinds.

BEDROOM 3:
10'5" x 9'2" (3.2m x 2.8m)
Well-proportioned double bedroom overlooking the front of the property with single radiator and newly fitted white vertical blinds.

BEDROOM 4:
9'2" x 6'10" (2.8m x 2.1m)
Single bedroom with built-in walnut wardrobes, single radiator and newly fitted white vertical blinds.

FAMILY BATHROOM:
8'6" x 6'10" (2.6m x 2.1m)
Contemporary family bathroom with fully tiled walls and floor. Modern white suite comprising panelled bath, WC and wash hand basin. Mira electric shower over bath with shower screen.

DETACHED GARAGE/UTILITY ROOM:
19'8" x 9'10" (6.0m x 3.0m) (external)
Detached garage with Gliderol roller door, electricity, plumbing and outside tap. Separate utility area with tiled floor, fitted lower-level units, laminate work surface, stainless-steel sink and drainer, plumbing for washing machine/tumble dryer and oil-fired boiler.

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EXTERNAL:

Generous corner site in a quiet end-of-development position with well-maintained front garden and tarmac driveway providing parking for up to four cars. Fully enclosed east-facing rear garden with spacious lawn, patio area, gated side access and additional parking. White uPVC fascia, soffits and downpipes with aluminium guttering, replaced in late 2020, and dry verge system.

Rates payable for the year 2026/27 = £1,161 per annum

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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