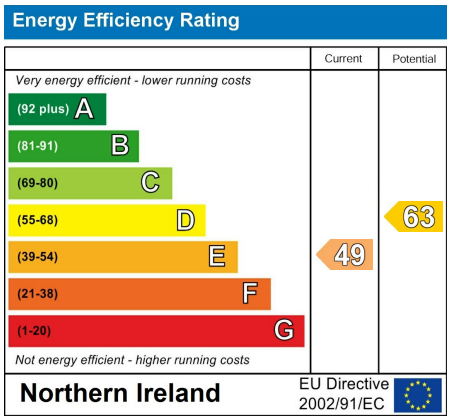
PROPERTY DIRECTIONS

13 Moolieve Close
Annalong, BT34 4EN



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

- 4 Bed Semi Detached House
- OFCH and uPVC double glazing
- Located on a corner site in a quite cul de sac

Offers Around £115,000

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Porch
5'10" x 3'0" (1.794 x 0.934)
Front entrance porch with additional storage. Tiled flooring.

Hallway
Bright hallway with tiled flooring and carpeted stairs. Access to under stairs storage, and an electricity meter, 1 x single electric socket and 1 x radiator.

Living Room
11'10" x 11'5" (3.61m x 3.48m)
A living room with an open fire set in a marble hearth with a wooden surround. Laminate flooring, 1 x radiator, 1 x double electric socket, 2 x single electric sockets and WIFI point.

Kitchen / Diner
21'7" x 7'4" (6.60m x 2.26m)
Wood effect high and low units with a charcoal worktop and tiled back splash. With an extractor fan and stainless steel sink and drainer. Tiled floor, 3 x double electric sockets, 1 x single electric socket and 1 x radiator. Access to a rear porch to the back garden.

Bedroom 1
11'10" x 11'8" (3.63m x 3.56m)
Downstairs bedroom with laminate flooring, 1 x radiator and 3 x double electric sockets.

Ensuite
6'5" x 8'0" (1.98m x 2.46m)
An ensuite leading from the bedroom with a tiled floor and shower area. An electric shower, pedestal WC and WHB and 1 x radiator.

Bedroom 2
8'9" x 12'11" (2.69m x 3.94m)
Laminate flooring with 2 x single electric sockets and 1 x radiator.

Bedroom 3
12'9" x 5'8" (3.89m x 1.75m)
Laminate flooring with 1 x radiator, and 3 x single electric sockets.

Bedroom 4
6'9" x 8'11" (2.06m x 2.72m)
Laminate flooring, 1 x radiator and 3 x single electric sockets.

WC
2'9" x 4'9" (0.84m x 1.47m)
Separate from the bathroom with a pedestal WC.

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Bathroom
5'8" x 5'6" (1.73m x 1.68m)
Includes a pedestal WHB and a bath with an overhead electric shower. Tiled and panelled walls with tiled flooring.

External
This property has a garden to the front of the property, a side driveway with and enclosed rear garden.

Disclaimer
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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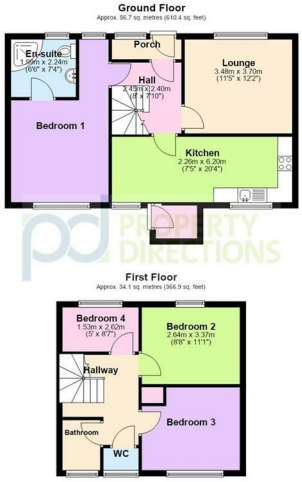

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, 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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