



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

- Recently decorated 3 x Bedroom (1 x En-Suite) End Terrace House
- uPVC Windows and Oil-Fired Central Heating
- Enclosed garden and paved patio to the rear

Offers over £134,950

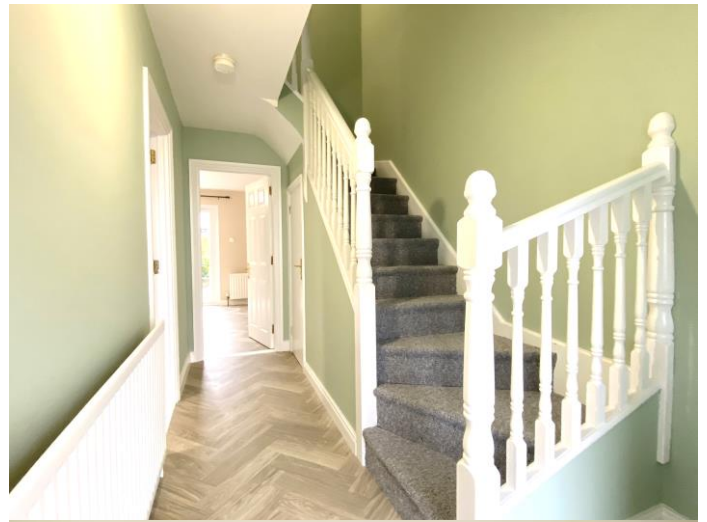


ACCOMMODATION

(All measurements are approximate)

HALLWAY:

Glazed uPVC door leading into hallway with wood-effect vinyl flooring, staircase with neutral carpet, under-stair storage, radiator, meter cupboard



LIVING ROOM:

16'6" x 12'2" (5.03 x 3.72m at widest)

Glazed double doors leading to rear patio, wood-effect vinyl flooring, feature fireplace alcove, radiator



KITCHEN / DINING:

14'5" x 9'9" (4.41 x 2.98m at widest)

High & low level painted units with butcher block effect laminate worktop, electric hob, oven & extractor, stainless steel sink, plumbed for washing machine & dishwasher, wood-effect vinyl flooring, tiled splashback, radiator



FIRST FLOOR LANDING:

Landing leading to 3 x Bedrooms & Bathroom, Hot-Press, access hatch to roof-space

BEDROOM 1:

9'5" x 9'4" (2.88 x 2.85m at widest)

Wooden laminated flooring, radiator

EN-SUITE:

6'9" x 6'1" (2.08 x 1.86m at widest)

Shower cubicle with electric shower, W.C, pedestal W.H.B, tiled floor, extractor

BEDROOM 2:

10' x 9'3" (3.06 x 2.83m at widest)

Wooden laminated flooring, radiator

BEDROOM 3:

11'10" x 6'10" (3.61 x 2.10m at widest)

Wooden laminated flooring, radiator

BATHROOM:

6'5" x 5'8" (1.98 x 1.74m at widest)

White panel bath with telephone head shower attachment, pedestal W.H.B with LED lighted mirror over, W.C, tiled floor & splashbacks, radiator, extractor



18 Corry Wood Park

Castlewellan, BT31 9NP

EXTERNAL:

Paved patio to rear, enclosed garden to side with fence surround, oil storage tank, housing for boiler



Rates payable for the year 2023/24 = £716.33

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.

www.propertydirections.com

Newcastle
E&C Jennings
12 Main Street
BT33 0AD
0345 222 11 00

Castlewellan
T&P Cowan
31a Main Street
BT31 9DQ
0345 222 11 00

