

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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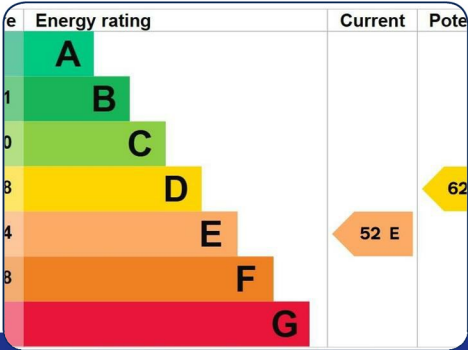
£285,000

FOR SALE

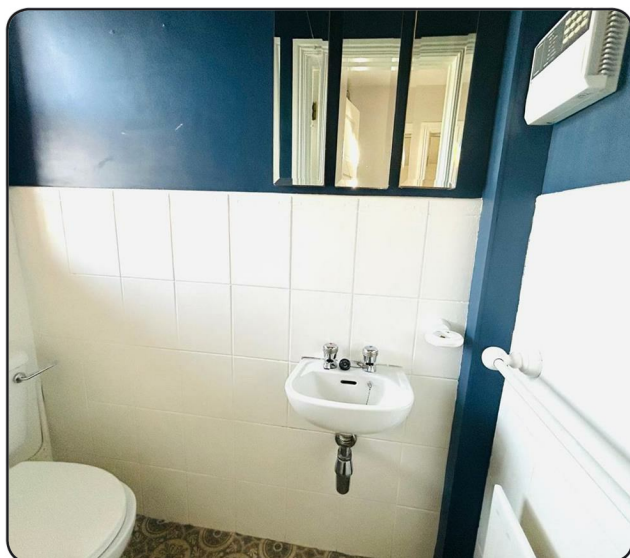
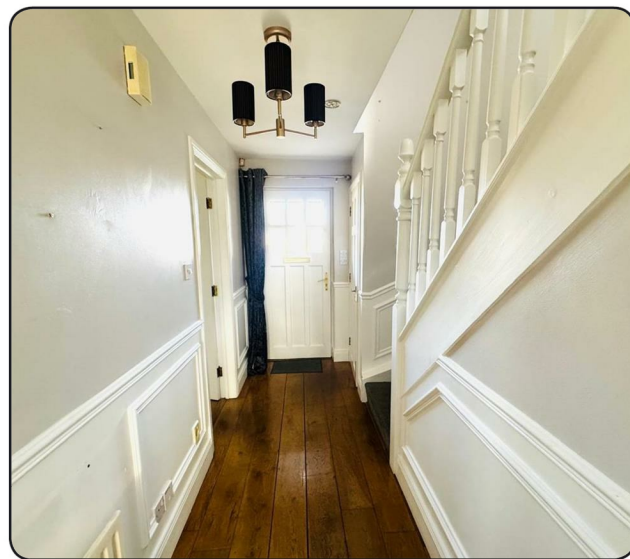
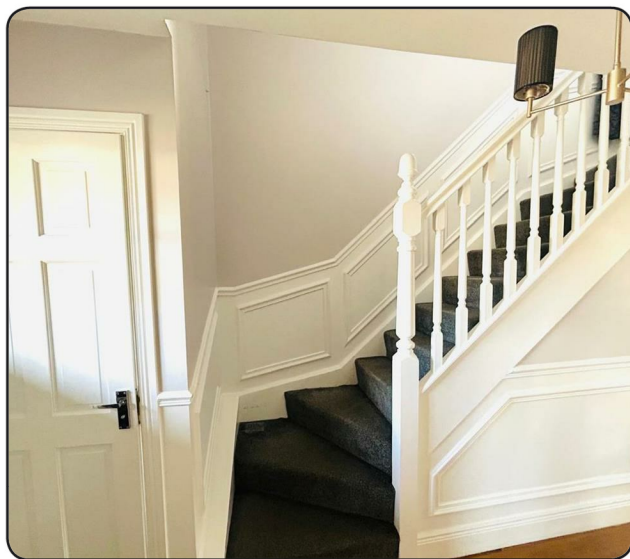
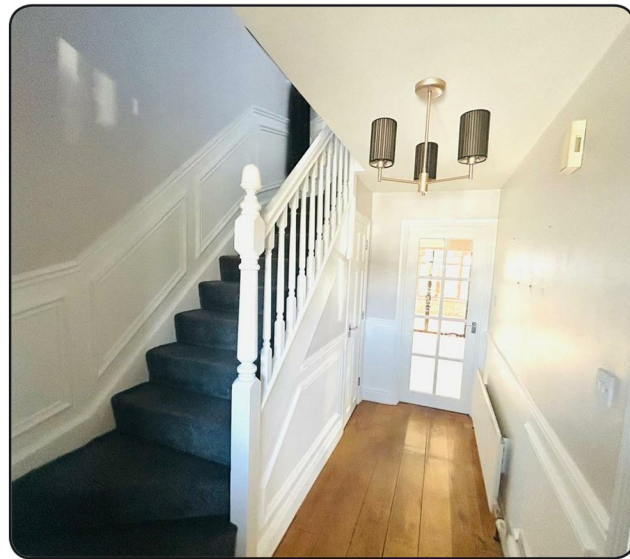
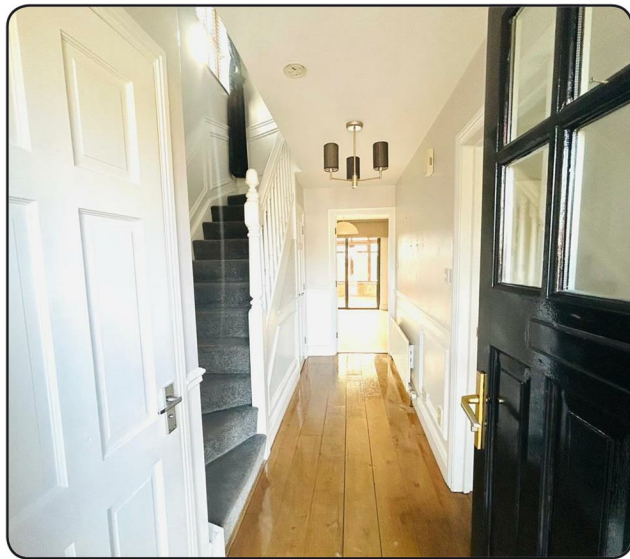


14 Millbrook, Eglinton, BT47 3QL

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- BEAM TYPE HOOVER SYSTEM
- SECURITY SYSTEM INSTALLED
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having understairs storage, 1/2 height wooden panelled walls, wooden floor.

GUEST WHB & WC

Having 1/2 tiled walls.

LOUNGE

17'5" x 11'7" into bay (5.31m x 3.53m into bay)

Having attractive fireplace, wall light points, feature panelled wall, wooden floor.

KITCHEN / DINING AREA

19'2" x 12'8" (5.84m x 3.86m)

Having range of eye and low level units, tiling between units, hob, oven, corner extractor canopy, space for fridge / freezer, ample dining space.

CONSERVATORY

11'10" x 10'8" (3.61m x 3.25m)

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

14' x 10'6" into wardrobe (4.27m x 3.20m into wardrobe)

Having wall to wall units with sliding mirrored doors, feature panelled wall, wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, fully tiled walls.

BEDROOM 2

12'8" x 9'5" into wardrobe (3.86m x 2.87m into wardrobe)

Having built in wardrobes with sliding mirrored doors, wooden floor.

BEDROOM 3

12'3" x 9'5" (3.73m x 2.87m)

Having laminated wooden floor.

BEDROOM 4

10'6" x 9'3" into wardrobe (3.20m x 2.82m into wardrobe)

Having built in wardrobes, wooden floor.

BATHROOM

Comprising bath, walk in shower, whb and wc, fully tiled walls.

INTEGRAL GARAGE

17'6" x 9'10" (5.33m x 3.00m)

Having roller doors, light and power points.

EXTERIOR FEATURES

Extensive lawn to side with Pergola and mature shrubs.

Paved patio area.

Enclosed to rear by fence and gate.

Brick pavia driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1500.12 (APRIL 2025)

