



## **13 NICHOLSON GREEN, DONAGHCLONEY, BT66 7UY**

- An Exceptionally Well Presented Semi Detached Property Situated Within This Ever Popular Residential Location Convenient To Donaghcloney Village
- Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Wood Burning Stove On Granite Hearth
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £174,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B85**

**REF: DL120625SR**

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Gravel With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Golden Oak Effect PVC Double Glazed Windows And External Doors
- Excellent B85 Energy Rating For Lower Running Costs

**ACCOMMODATION** Measurements are approximate.

## ENTRANCE HALL:

Golden oak effect PVC double glazed entrance door. Storage under stairs. Tiled floor.

## CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.

## LOUNGE:

**16' 3" x 10' 0" (4.96m x 3.04m)**

Wood burning stove on granite hearth.



## KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 17' 1" x 11' 3" (5.21m x 3.44m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven. Integrated hob with tiled splashback. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Tiled floor. Recessed spotlights. Golden oak effect PVC double glazed double doors to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

12' 10" x 10' 0" (3.90m x 3.06m)

Measurements taken to widest points.



### SHOWER ROOM EN SUITE:

Shower cubicle with tiled walls and thermostatic shower. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights.



### BEDROOM (2):

11' 8" x 9' 6" (3.56m x 2.89m)



### BEDROOM (3):

7' 11" x 7' 4" (2.42m x 2.24m)



### BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



## OUTSIDE

Front garden laid in lawn with tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in gravel with paved patio area. Outside tap and light. Oil fired boiler. PVC oil storage tank.



## DIRECTIONS

From Main Street turn into Nicholson Green. Number 13 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2025 to March 2026 £1,108.70

## SERVICE CHARGE:

A service charge of £125.00 (1<sup>st</sup> March 2025 - 28<sup>th</sup> February 2026) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

13 Nicholson Green

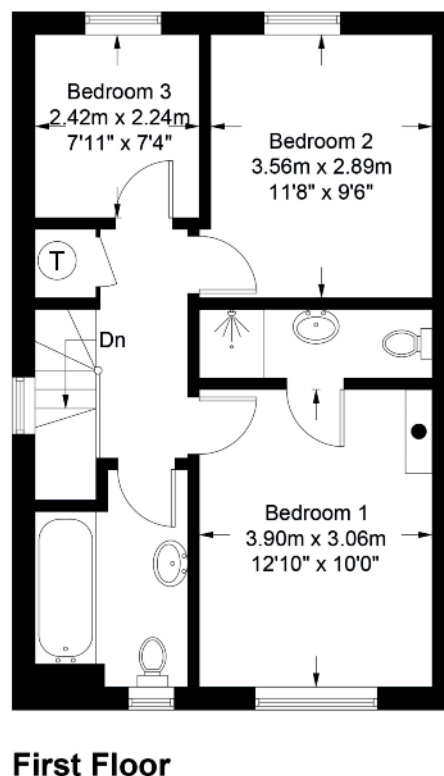
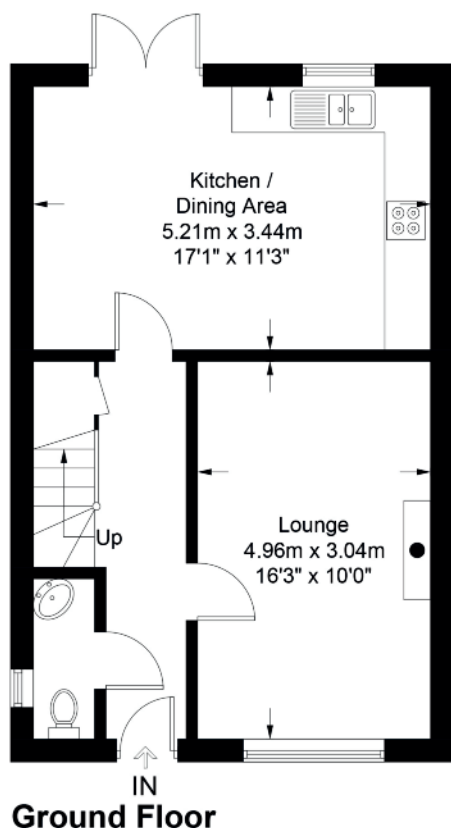


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