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115 MAGHERACONLUCE ROAD

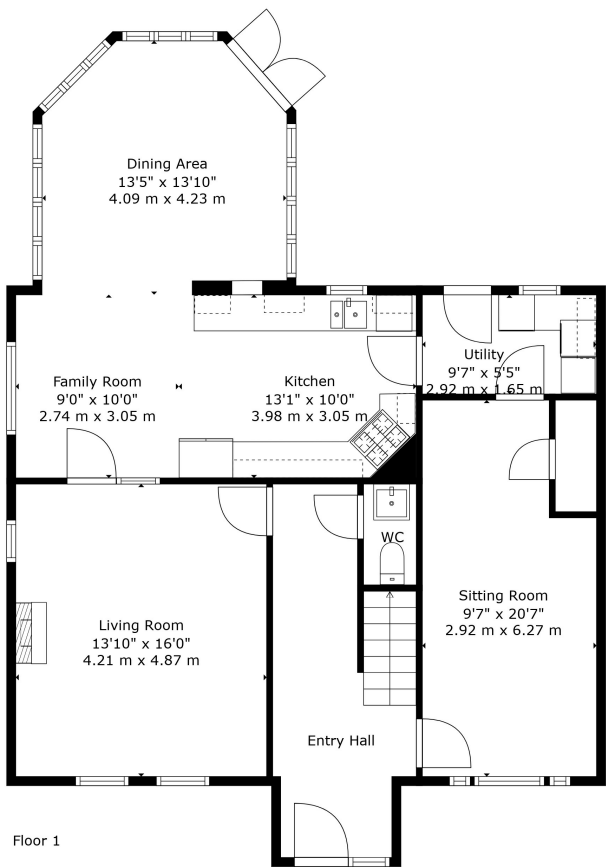
Annahilt Royal Hillsborough BT26 6PL



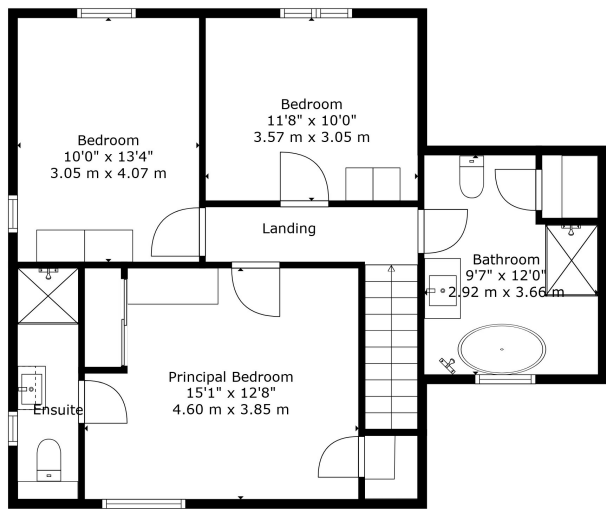
Offers around
£279,950







Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL: 1716 sq. ft, 160 m2
FLOOR 1: 1040 sq. ft, 97 m2, FLOOR 2: 676 sq. ft, 63 m2
EXCLUDED AREAS: LOW CEILING: 23 sq. ft, 3 m2
WALLS: 134 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Description

This truly delightful semi-detached home has a stunning contemporary style interior for modern living, having been beautifully maintained and modernized by the present owners who have skilfully created a unique opportunity in the current market. The property will undoubtedly appeal to a wide spectrum of potential purchasers seeking a modern home with little to do but move in.

The pretty hamlet of Annahilt has some local amenities including Anahilt Primary School, as well as good road networks for neighbouring towns and villages including Royal Hillborough with its A1 carriageway link.

Features:-

- Stunning semi-detached home
- Three or four bedrooms, principle bedroom with an stylish ensuite shower room
- Spacious entrance hallway with spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Living room with an elegant sandstone fireplace and an inset cast iron multi fuel stove
- Open plan kitchen with dining area leading to the adjoining sun room at the rear
- Contemporary style kitchen with ample high and low level kitchen cabinetry including space for an integrated oven, integrated dish washer and space for a double width American style fridge/freezer
- Sun room to the rear with doors leading to the rear garden
- Separate utility room with fitted units and space for a washing machine
- Sitting room or bedroom 4 if required
- Stunning bathroom on the first floor with a contemporary style suite with free standing bath, WC and wash hand basin, walk in shower cubicle with shower fitment
- Attractive front wall and neat gardens and driveway at the front
- Enclosed rear garden with patio area, neat lawn and a built in barbbque and cooking area
- PVC double glazed windows
- Oil fired central heating



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.