



## 14 Highbury Avenue, Killyleagh, BT30 9RE

**Asking price £110,000**

MCCARTHY SALES & LETTINGS are delighted to bring to the market this lovely two bedroom extended end-terrace home in the heart of Killyleagh. Comprising a bright living room, kitchen with integrated appliances, sunroom, two double bedrooms, and family bathroom. The property features lovely views over Strangford Lough.

The property benefits from oil fired central heating and double glazed windows throughout.

The rear garden is enclosed and includes a brick shed for convenient storage.

Highbury Avenue is a quiet development situated within close proximity to the various amenities of Killyleagh including the town's many boutiques, cafes, restaurants, shops, schools and bus links. The beautiful Delamont Country Park is just a short distance away and offers lovely nature trails with stunning views of Strangford Lough.

Ideal for first time buyers or investors.

# 14 Highbury Avenue, Killyleagh, BT30 9RE

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- End Terrace
- Oil Central Heating
- Two Bedroom
- Good Condition Throughout
- Extended
- Lovely Views

## Living Room

16'4 x 10'7 (4.98m x 3.23m)

## Kitchen

10'2 x 8'9 (3.10m x 2.67m)

Range of high/low units including integrated cooker, hob & extractor.

Partially tiled walls. Stainless steel sink. rear

Breakfast bar

## Bathroom

8'3 7'7 (2.51m 2.31m)

Low flush WC, pedestal wash basin with vanity unit and shower

## Outside

Brick shed and gardens to front, side &

## Sunroom

13'6 x 7'3 (4.11m x 2.21m)

## Bedroom One

13'3 x 9 (4.04m x 2.74m)

Built in storage

## Bedroom Two

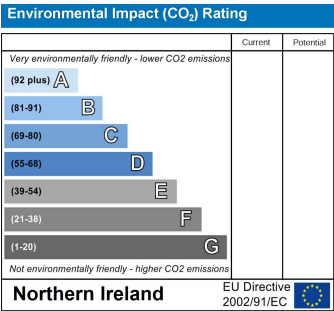
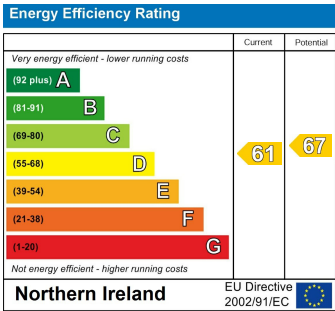
10'8 x 10'2 (3.25m x 3.10m)



Tel: 02844898048







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