



OFFERS AROUND  
**£180,000**



# Spacious Three Bedroom Semi with Garage, Garden & Ground Floor Living in Quiet Cul-De-Sac

Tucked away in a private cul-de-sac, this well maintained three bedroom semi-detached home offers versatile living and excellent privacy. With a ground floor bedroom and bathroom, it is ideally suited for those seeking single-level accommodation without compromise.

The spacious living room features a large picture window overlooking the garden, creating a bright and inviting space. Externally, the property boasts a brick-paved driveway, a detached garage, a charming paved courtyard, and a separate garden area that is not overlooked.

With oil-fired central heating and a peaceful yet convenient setting, this home presents a wonderful opportunity for a range of buyers.



# PROPERTY FEATURES



- Spacious Semi Detached Property In Popular Residential Location
- Two Reception Rooms
- Kitchen With Range Of Fitted Units
- Ground Floor Bathroom
- Three Bedrooms, Master With WC
- Attached Garage
- Fully Enclosed Rear Garden Laid in Lawn With Patio Area
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Chain Free Property
- Close To Schools And Local Amenities

## THIS PROPERTY COMPRISES

**Porch**  
6'8" x 4'8"

**Hallway**  
6'1" x 2'8"

**Living Room**  
18'9" x 11'3"

**Dining Room**  
13'6" x 8'1"

**Kitchen**  
10'2" x 9'8"

**Rear Hallway**  
4'4" x 3'1"

**Bathroom**  
7'7" x 6'0"

**Bedroom 3**  
12'11" x 10'3"

**Landing**  
5'1" x 3'2"

**Bedroom 1**  
14'9" x 11'6"

**Storage**  
11'6" x 9'8"

**Ensuite**  
10'9" x 6'8"

**Bedroom 2**  
16'1" x 9'10"

**Storage**

**Garage**  
23'6" x 10'4"

**Directions**  
Located off Gransha Road

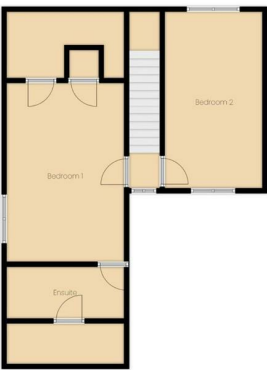
### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Leasehold  
Rates - Understood to be £1096  
approximately £40 a year (Ground Rent)

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.