

**Tim Martin**  
— .co.uk



**65 Dickson Park  
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BT23 6JB**

**Offers Around  
£119,950**

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## SUMMARY

An immaculate modernised townhouse set towards the end of the popular cul-de -sac within an easy walk to the shops, public transport and local amenities.

The property includes lounge, dining room, fitted kitchen, 3 good sized bedrooms (two with built-in wardrobes) and modern shower room, oil fired central heating with a quality condensing boiler and double glazing. Back door recently installed.

Garden to front landscaped with all weather lawn and well stocked flowerbeds.

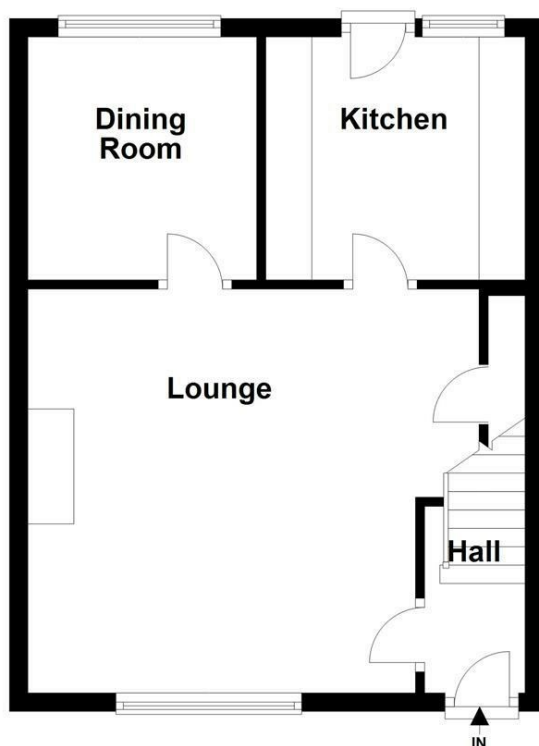
A large paved yard to rear includes store and boiler house.

This is a quality home ideal for the first time buyer or as an investor.

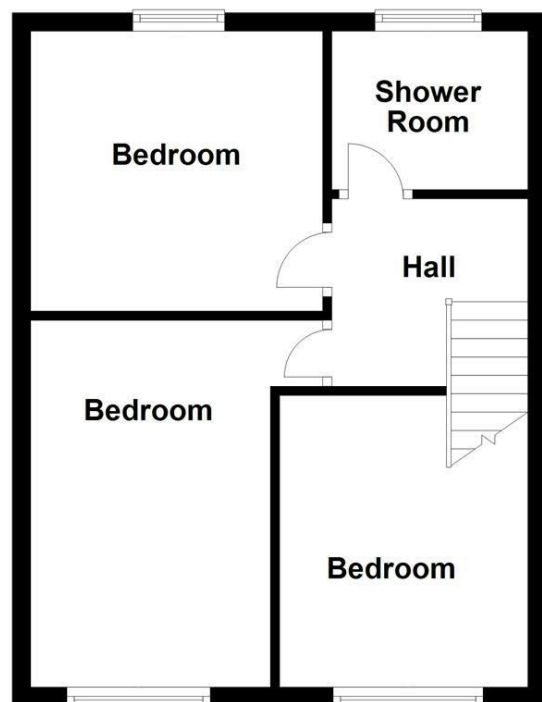
### FEATURES

- Modernised Town House
- Three Bedrooms
- Two Receptions
- Modern Shower Room
- Fitted Kitchen
- Double Glazing
- Walking Distance To The Town and Public Transport

**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

## **Entrance Hall**

Wood laminate floor.

## **Lounge**

**14'5 x 13'4 (maximum measurements) (4.39m x 4.06m (maximum measurements))**

Stone tiled fireplace with tiled hearth; back boiler; matching tv and hi-fi stand; tv aerial connection point; storage cupboard under stairs.

## **Dining Room**

**8'8 x 8'2 (2.64m x 2.49m )**

## **Kitchen**

**9'3 x 8'4 (2.82m x 2.54m )**

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; ventilated larder; space for electric cooker; plumbed and space for washing machine; part tiled walls; ½ stable door to rear.

## **Landing**

### **Bedroom 1**

**9'11 x 7'11 (maximum measurements) (3.02m x 2.41m (maximum measurements) )**

Double built-in wardrobe.

### **Bedroom 2**

**13'1 x 8'7 (maximum measurements) (3.99m x 2.62m (maximum measurements))**

Double built-in wardrobe with cupboards over; matching single built-in wardrobe; hotpress with insulated copper cylinder.

### **Bedroom 3**

**10'5 x 8'8 (3.18m x 2.64m)**

## **Shower Room**

**6'1 x 5'7 (1.85m x 1.70m)**

Modern white suite comprising quadrant shower with mermaid clad walls and 'Mira Sport' electric shower; glass sliding shower door and side panels; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; chrome heated towel radiator; mermaid clad walls; vinyl floor; pvc tongue and groove ceiling.

## **Outside**

Flagged yard to rear with :-

## **Store**

**7'11 x 6'7 (2.41m x 2.01m )**

Light and power.

## **Boiler House**

**8'0 x 3'0 (2.44m x 0.91m )**

Grant Euroframe condensing boiler

## **PVC Oil Tank**

## **Garden**

Garden to front with all weather lawn enclosed with well stocked flowerbeds.



## Tenure

Freehold

## Capital/ Rateable Value

£75,000. Rates payable = £653.40 per annum (approx)
























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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