



Let's point you in the right..... **DIRECTION**

- 3 x Bedroom Mid-Terraced House
- Kitchen Extension with Ground floor Shower Room
- Convenient to Newcastle Town Centre

Offers over £149,950



ACCOMMODATION

(All measurements are approximate)

HALL:

uPVC glazed door leading into entrance hall with wooden laminated flooring & staircase with neutral carpet leading to first floor



LIVING ROOM:

15'11" x 11'3" (4.86 x 3.44m into bay)

Wooden laminated flooring, brick surround fireplace with tiled hearth, feature shelved alcove, radiator



KITCHEN / DINING AREA:

18'11" x 8'3" (5.79 x 2.53m at widest)

High & low level gloss units with laminate worktop, integrated electric hob, oven & extractor, stainless steel sink, storage closet, under-stair storage area & meter cupboard, vinyl flooring, tiled splashback, fluorescent strip light, radiator, glazed door leading to Utility



UTILITY:

8'6" x 8'6" (2.61 x 2.61m at widest)

Glazed uPVC door leading to rear, vinyl flooring, tiled splashback, fluorescent strip light, plumbed for washing machine, radiator



SHOWER ROOM:

8'7" x 2'11" (2.63 x 0.90m at widest)

Tiled shower area with electric shower, W.H.B, W.C, vinyl flooring, radiator

LANDING:

Staircase with neutral carpet leading to first floor landing, radiator

BEDROOM 1:

11'1" x 8'6" (3.39 x 2.60m at widest)

Located to the rear of the property with view towards the nearby Mourne Mountains, neutral carpet, mirrored slide robes, hot-press, radiator

BEDROOM 2:

10'4" x 9'5" (3.15 x 2.88m at widest)

Located to the front of the property, neutral carpet, mirrored slide robes, radiator

BEDROOM 3:

9'7" x 7'3" (2.94 x 2.23m at widest)

Located to the front of the property, neutral carpet, radiator, access hatch with pull-down ladder to floored roof space

BATHROOM:

7'7" x 5'5" (2.33 x 1.67m at widest)

Panel bath with electric shower over & glazed screen, vanity unit W.H.B, W.C, waterproof panelling around bath, vinyl flooring, radiator



35 Mourne Green

Newcastle, BT33 0BN

EXTERNAL:

This property is situated in a residential development, located just off the main Dundrum Road. It boasts a tarmac driveway to the front and an enclosed garden to rear with storage shed providing housing for the oil-boiler, paved patio area, lawn & oil-storage tank.



Rates payable for the year 2023 / 24 = £716.33

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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