

**FOR SALE BY PRIVATE TREATY**

VERY WELL APPOINTED 2 BEDROOM MID TERRACE PROPERTY  
LOCATED ON THE MAIN STREET IN MAGUIRESBRIDGE



**No. 69 MAIN STREET, MAGUIRESBRIDGE**

- Full Oil Fired Central Heating.
- Upvc Double Glazed Windows & doors
- Very Well Maintained & Decorated Throughout
- Adjacent to all Local Amenities
- Very Spacious Garden Areas to Rear
- Archway Entry from main street to rear of Property

**ASKING PRICE £165,000**

**VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT**

No. 69 Main Street, Maguiresbridge comprises a very attractively finished 2-bedroom Mid Terrace residence adjacent all local amenities. The property has recently been comprehensively refurbished and benefits from a large rear garden area. This is an ideal investment property or First Time Buy.

**\*\*VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT\*\***

Living Room:



12'0'' x 21'0''. TV Point. Fully Tiled Floor. Electric Fronted Fireplace. Open Spindale Pine Staircase Off. T&G Ceiling with Recessed Lighting. Large Understairs Storage Off.



Kitchen/Dining:



10'4'' x 11'5''. Excellent Range of High & Low Level Units. Built in Oven Hob with Extractor Fan, Fridge Freezer, Dishwasher & Washing Machine. Fully Tiled Floor, Part Tiled Walls. Ample Dining Space. T&G Pine Ceiling with Recessed Lighting.



### UPSTAIRS



Bedroom 1:



12'1'' x 11'5''. Solid Wooden Flooring.



Bedroom 2:

20'10'' x 8'2''. Solid Wooden Flooring.



Bathroom:



8'10'' x 6'1''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Shower Cubicle (Electric). Built in Hotpress.



### OUTSIDE



- Access From Main Road via Shared archway
- Patio Section
- Very Large Rear Garden – Mainly Lawn
- 1 No. Store plus General Purpose Outhouse – 9'8'' x 14'4''.



Services:

**All Mains Services Installed.**

**N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER**

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