

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

SPACIOUS WELL APPOINTED 3/4 BEDROOM DETACHED RESIDENCE
WITH GARAGE SITUATED ON A LARGE SITE WITHIN A POPULAR
DEVELOPMENT ON THE EDGE OF BELLANALECK VILLAGE



8 CHESTNUT GROVE, BELLANALECK

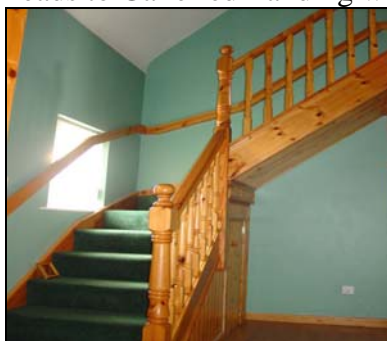
- Full Oil Fired Central Heating
- Double Glazed Windows & Doors
- 3/4 Bedroom / 2 receptions
- Well decorated & Maintained Throughout
- Spacious Well laid Out Accommodation
- Early Viewing Highly Recommended
- Convenient Location close to all local amenities

PRICE: OFFERS Over £159,000 Plus
VIEWING: BY APPOINTMENT WITH THE AGENT

No. 8 Chestnut Grove comprises of a 3/4 bedroom 2 reception detached residence with Garage. This property is well decorated & maintained throughout and comprises spacious well-proportioned rooms. Situated on a large private site the property boasts open views to the rear with ample parking & only a short walk from all the amenities of Bellanaleck

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

Entrance Hall: 9'9'' x 10'4''. Open Spindale Pine Staircase Off. Understairs Storage. Leads to Galleried Landing with Hotpress Off.



Living Room: 12'10'' x 14'10''. Open Fire Place with Mahogany Surround, Marble Insert & Hearth. TV Point. French Doors Through To Dining Room.



Dining Room: 12'11'' x 7'9''. Laminate Wooden Flooring. Patio Doors Out Onto Rear Garden Area.



Kitchen: 10'4'' x 12'11''. Range of High & Low Level Units. Built in Oven Hob with Extractor Fan Over. Plumed For Washing Machine. Single Drainer Stainless Steel Sink Unit. Fully Tiled Floor, Part Tiled Walls. Recessed Lighting.



Bedroom 3: 9'11'' x 13'0''.

Bathroom 1:



9'8'' x 9'10''. White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Panelled Bath. Separate Fully Tiled Electric Shower Cubicle (Electric Mira Event). Fully Tiled Floor, Part Tiled Walls.

UPSTAIRS

Bathroom 2:

9'6'' x 8'3''. White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin. Separate Fully Tiled Shower Cubicle with Electric Shower. Fully Tiled Floor, Part Tiled Walls.

Bedroom 1:



12'10'' x 16'11''. Telephone Point (x2). Built in Wardrobe (x2).



Bedroom 2:

9'11'' x 19'4'' (WP). Built in Wardrobe.



Bedroom 4/Study: 10'8'' x 10'8''.



Garage: 10'9" x 16'3". Oil Fired Burner. Roller Door



Outside

- Larger Than Normal level Rear Garden with open countryside views
- Mostly Lawn with ample front and side garden areas also
- Tarmac Driveway – Space for 2+ Cars



SERVICES Mains Water, Electricity and Drainage

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

MORTGAGE ADVICE IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER

SEE OUR PROPERTIES ON LINE AT:

www.seamuscox.com

Email address: queries@seamuscox.com

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