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45 Templeton Park, Templepatrick, BT39 0AU

- Extended, End Terrace Property
- Modern Fitted Kitchen
- Oil Heating
- Low Maintenance Front Garden
- Convenient Location
- Two Bedroom; Two Reception
- Bathroom; White Suite
- PVC Double Glazing
- Mature, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating E

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 12'5" x 11'4"

Open fire in cast iron fireplace with granite hearth and contrasting surround.

DINING ROOM 11'5" x 6'5"

Access to under stairs store and hot press. Glass panelled door to rear hall. Open arch leading to:

KITCHEN 9'8" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls.

REAR HALL

PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'9" x 9'10" (wps)

Built in wardrobe/store.

BEDROOM 2 9'3" x 8'5"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC Splashback tiling to walls.

EXTERNAL

Low maintenance front garden finished in brick pavior.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Enclosed service area with PVC oil storage tank.
Fully enclosed rear garden finished in lawn, paved patio area and mature shrubs and trees.
Outside tap.
Garden store with power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

[redacted]

Extended, two bedroom, end terrace house, situated within the popular and conveniently positioned Templeton Park development, Antrim Road, Templepatrick.

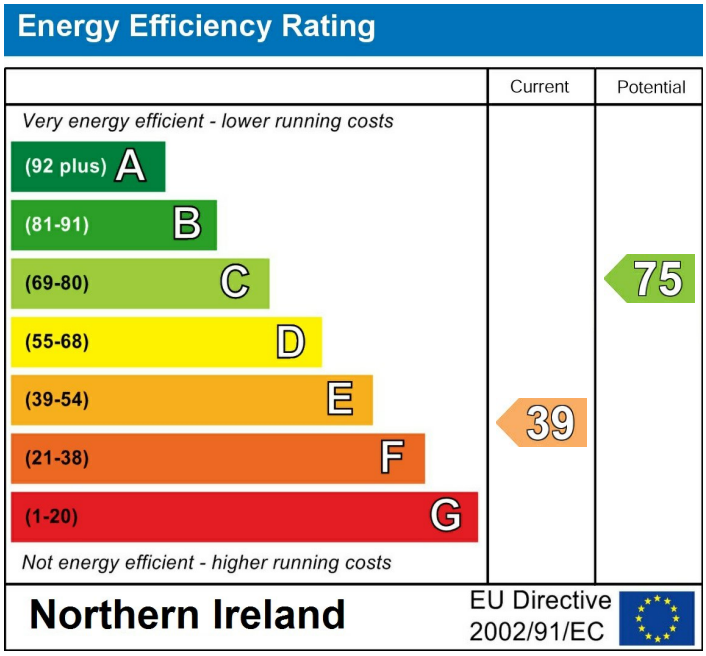
The property comprises entrance hall, lounge, dining room, kitchen, two bedrooms, and bathroom.

Externally, the property enjoys low maintenance front garden finished in brick pavior, and fully enclosed garden to rear, finished in paved patio area and mature shrubs and trees.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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