

DUNNEKELLY
BURNBANK ST
ECCLEFECHAN
DG11 3DH



A SUBSTANTIAL LINKED DWELLINGHOUSE WITH EXTENSIVE DOUBLE GLAZING & OIL FIRED CENTRAL HEATING. ACCOMMODATION: ENTRANCE HALL. LOUNGE. SITTING ROOM. FITTED BREAKFAST KITCHEN. SHOWER ROOM. UTILITY ROOM. STORE ROOM. STAIRS & UPPER LANDING/HALLWAY. 5 BEDROOMS (ONE WITH DRESSING ROOM). FAMILY BATHROOM. SECLUDED REAR GARDEN. 2 SHEDS. PARKING FOR TWO CARS TO FRONT.

REDUCED TO £155,000

ACCOMMODATION

ENTRANCE HALLWAY

(L-SHAPED)

(2.25m x 1.09m)

Entered through a woodgrain UPVC part glazed front door. Dado rail. Laminate flooring. Chrome light plates and power socket. Central heating thermostat. Doors to lounge, sitting room and open recess to fitted kitchen. Walk-in storage cupboard with shelving, light and coat hooks.

LOUNGE

(4.68m X 3.6m)

Double glazed window to front with deep sill. Vertical blinds. TV point. Coving. 1 double wall light. Triple light fitting. Dimmer switch. Laminate flooring. Radiator. Part glazed door to kitchen.

SITTING ROOM

(4.92m X 4.72m)

A lovely bright room with double glazed window to front. With deep sill and vertical blinds. Coal effect gas fire set on a tiled hearth with distinctive tiled fascia & surround. Wall mounted mirror above fireplace. Coving. Dado rail. 2 dimmer switches. 2 single wall lights. Triple light fitting. Understairs storage area. Laminate flooring. Radiator. Access to walk in store cupboard, utility room, shower room & kitchen.

UTILITY ROOM

(3.23m x 2.82m)

UPVC window to rear. Roller blind. Stainless steel single drainer sink unit. Partially tiled walls. Space for tumble dryer. Plumbed for washing machine. Boiler room housing Worcester boiler & central heating controls. Double built in louvre door fronted storage cupboard, with double cupboard above. Ceramic tiled floor.



Sitting room



Sitting Room

SHOWER ROOM

(2.63m x 2.01m)

White wash hand basin with gold plated taps set into vanity unit. WC. Fully tiled shower cubicle with Gainsborough Energy 100 shower. Display mirror. Extractor fan. Triple light fitting. UPVC window to rear. Roller blind. Tiled floor. Radiator.



Shower Room

FITTED DINING KITCHEN

(4.73m x 4.01m)

With a generous supply of contemporary designed wall and base units incorporating a 1 ½ bowl sink with mixer tap. Integrated fridge. Double glazed window to rear. Venetian blinds. Dado rail. Chrome power sockets and light plates. Under-unit lighting. Diplomat fan assisted double oven. Select hob with extractor hood above. Integrated dishwasher. Partially tiled walls. Spacious breakfast bar. Telephone point. Vinyl flooring. Radiator. Chrome light fitting. Part glazed back door.



Dining Kitchen

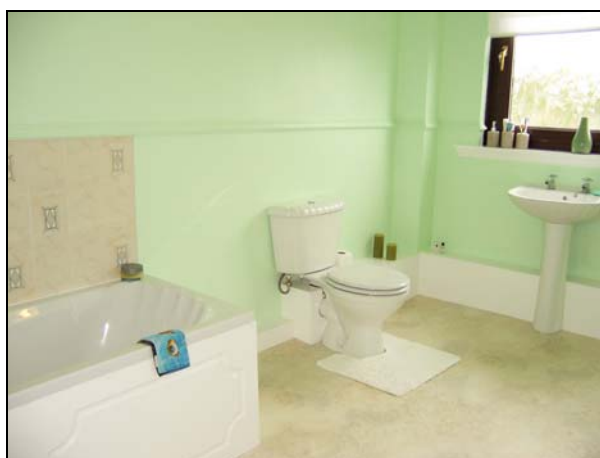
STAIRS, UPPER LANDING & HALLWAY

Handrail. Smoke alarm. 2 inset spot lights. Fitted carpet. Doors off to bathroom & 5 bedrooms.

BATHROOM

(3.96m x 2.18m)

With soft ivory three piece suite comprising bath with pine side panels, wash hand basin & WC. Tiling above bath. Dado rail. Fitted carpet. Radiator. UPVC window to rear. Roller blind.



Bathroom

BEDROOM 1 (to front)
(5.14m x 4.68m)

Slightly coombed ceiling. Window to front with deep sill. Vertical blinds. Cupboard housing hot water tank. Fitted carpet. Radiator.

BEDROOM 2 (with dressing room)
(5.21m x 4.68m)

Slightly coombed ceiling. UVPC windows to front and side. Vertical blind on front window. Built in wardrobe and rail. Shelving. Radiator.

DRESSING ROOM
(2.52m x 2.00m)

Double glazed window to front. Vertical blind. Shelved storage cupboard. Fitted carpet.

BEDROOM 3 (to rear)
3.86m x 3.73m

With double glazed window to rear. Picture rail. Venetian blind. Fitted carpet. Radiator.

BEDROOM 4 (to rear)
2.57m x 2.8m

With single glazed window to rear. Dado rail. Fitted carpet. Radiator.

BEDROOM 5 (to rear)
2.84m x 2.64m

With single glazed window to rear. Fitted carpet.

OUTSIDE

Paved patio area. Decking area with pergola. Lawn. Security light. 2 garden sheds. Trampoline may be purchased by separate negotiation.



Bedroom



Bedroom

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity & mains drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS. 01461 203418

Council Tax Band "D".



Utility Room



Rear Garden