



Ideal for first time buyers, couple and with three bedrooms families

Well presented lounge and separate dining room

Utility area and downstairs WC

Three generously sized bedrooms

Low maintenance garden to the front and rear

Offers good value for money

Stylish and modern kitchen

Modern first floor bathroom

Useful adjoining store room

Walking distance to town, train station and numerous schools

Welcome to this charming and practical three-bedroom property, perfect for first-time buyers, couples, and families alike. This cosy home offers fantastic value for money, providing a comfortable and convenient living space for its lucky new owners.

Upon entering, you are greeted by a well-presented lounge, ideal for relaxation and quality family time. The separate dining room offers a wonderful space for entertaining guests or enjoying meals together.

The kitchen is a standout feature of the property, boasting a stylish and modern design that will inspire your inner chef. The addition of a utility area and downstairs WC adds to the convenience of daily living.

Moving to the first floor, you will find a modern bathroom that provides a tranquil retreat for unwinding after a long day. The property offers three generously sized bedrooms, ensuring ample space for rest and relaxation. An adjoining store room adds practicality to the home, offering a useful space for storing bikes, prams, or gardening equipment. The low maintenance garden to the front and rear of the property provides a peaceful outdoor space to enjoy sunny days. Conveniently located within walking distance to the town centre, residents will have easy access to a wide range of shops and amenities, making every-day tasks a breeze. For commuters, Corkickle train station is just a five-minute walk away, offering excellent transport links to nearby areas.

Families will appreciate the proximity to numerous schools, including St. Begh's Catholic Junior School and St Gregory and St Patrick's Catholic Community School, all within easy walking distance. The property's location ensures that educational needs are well catered for, adding to the overall appeal of this delightful home.

In summary, this property offers a comfortable and practical living space that is sure to appeal to a range of buyers. With its convenient location, modern amenities and features, this home presents a fantastic opportunity for those looking to establish roots in a welcoming community. Don't miss your chance to make this property your own and enjoy the lifestyle it has to offer.



TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.









Ground Floor



Floor 1



Approximate total area⁽¹⁾
937.13 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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