

## No 11 MUSKETT COURT, CARRYDUFF BT8 8QJ

**GARDENS:** Neat easily maintained gardens front and rear laid in lawn and ideal for children or pets.



**TENURE:** Leasehold subject to an Annual Rent of £35-00

**RATES:** Capital Value of £175,000 confirmed. We understand that the Domestic Rate struck by Castlereagh Borough Council for the year commencing 01 April 2007 is 0.005479

**Residential Sales**

**ALAN  
NEWELL**  
ESTATE AGENTS & VALUERS

*The Property Professionals*

**To view this property**

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This attractive semi detached Georgian style home is well positioned within a mature residential culdesac from where it enjoys privacy on the sunny south west facing rear garden and a pleasant open outlook to the front across neighbouring gardens, all ideal for small children. A popular development which is easily accessible to all local amenities in Carryduff including public transport, local shopping and other services. The accommodation is bright and well planned with generous room sizes and excellent storage space which includes enclosed under stairs storage and fitted wardrobes to two of the three bedrooms. Special features are numerous and include the use of wood laminate flooring with moulded skirting board and internal panelled doors, modern Oak kitchen fitted with hob and oven and a separate access to the dining area, dual central heating both from an open coal fire and the oil fired system, electric shower in bathroom and Upvc double glazing throughout. Gardens and driveway to this property are also generous with good off road parking and easy access to rear for private parking etc.

**ASKING PRICE**

**OFFERS INVITED AROUND £220,000-00**

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### Accommodation comprises as follows:

**ENTRANCE HALL:** Upvc entrance door, wood laminate flooring and useful understairs enclosed cloaks space.

**THROUGH LOUNGE:** 27/0 x part 14/3 and part 9/0 with archway to dining. Attractive fireplace with tiled front, open coal fire with back boiler, wood surround and tiled hearth. Wood laminate flooring. Pleasant outlook to front. Door to:



**EXCELLENT KITCHEN:** 13/0 x 7/6 re-designed layout with an excellent range of Oak high and low level units including glass door display units, corner display unit all with pelmets and cornices and contrasting work tops. Inset stainless steel one and half bowl sink top with mixer tap. Breakfast bar. Plumbing for both washing machine and dishwasher, fitted appliances include ceramic hob with concealed hood over and Philips Whirlpool under oven, integrated fridge with freezer under. Part tiled walls and tongue and groove timber sheeted ceiling. Upvc glazed door to rear.



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### FIRST FLOOR

**BEDROOM (1):** 12/0 x 10/6 with full wall length fitted wardrobe

**BEDROOM (2):** 11/0 x 10/6 with full wall length fitted wardrobe

**BEDROOM (3):** 10/3 x 8/0 with recessed space for desk etc.



**BATHROOM:** Fully tiled walls, pine tongue and groove timber ceiling with recessed eyeball lighting, coloured suite comprising panelled bath with Mira Sport electric shower over and folding glazed screen, pedestal wash hand basin and low flush W.C. Separate hot press with copper cylinder.

**CENTRAL HEATING:** Oil fired heating is installed supported by an open coal fire operated in the lounge.

**OUTSIDE:** Concrete driveway with good off road parking and easy access to the rear with extensive concrete apron.