

FOR SALE BY PRIVATE TREATY

RS/5003

**DETACHED 3 BEDROOM HOUSE WITH DETACHED GARAGE**

**66 FORTVIEW PARK, KESH.  
BT93 1TD**



- A neat well maintained detached 3 bedroom house with detached garage in a much sought after private residential location.
- Oil fired central heating, PVC double glazing. Modern Kitchen and sanitary ware throughout.
- Private rear garden with large detached garage to side.
- Within easy walking distance of Kesh village centre and all local shops, schools and amenities.
- Ideal First Time Buyer or Holiday purchase. Viewing strictly by appointment with agent.

## ACCOMMODATION

### Ground Floor:-

Entrance Hall: 16'4" x 7'8"

PVC panelled entrance door.  
Laminate finished floor, stairs to first floor.

Separate W.C.: 2 piece suite.



Living Room: 15'1" x 13'0"  
Corniced ceiling, 2 No wall lights.  
Marble effect fire surround with  
'horse shoe' cast iron inset and solid  
fuel stove.

Double doors opening to Dining/Kitchen.



Dining Area: 11'1" x 10'1"

Patio doors going to rear garden/patio.  
Open arch to Kitchen.

Kitchen: 11'8" x 10'0"

Range of high and low level units  
incorporating stainless steel single  
drainer sink unit, low level oven, hob,  
stainless steel extractor fan,  
freestanding fridge/freezer space.  
Ceramic tiled floor, part tiled walls.  
PVC panelled  $\frac{1}{2}$  glazed door.



## FIRST FLOOR:-

Bathroom: 8'3" x 7'3"

3 piece suite with separate electric shower cubicle, part tiled walls.

Velux window.



Bedroom No 1: 12'6" x 12'2"

Laminate floor, dormer window.



Bedroom No 3: 11'9" x 9'2"

Bedroom No 2: 11'2" x 10'9"

Laminate floor.

Laminate floor.

## OUTSIDE

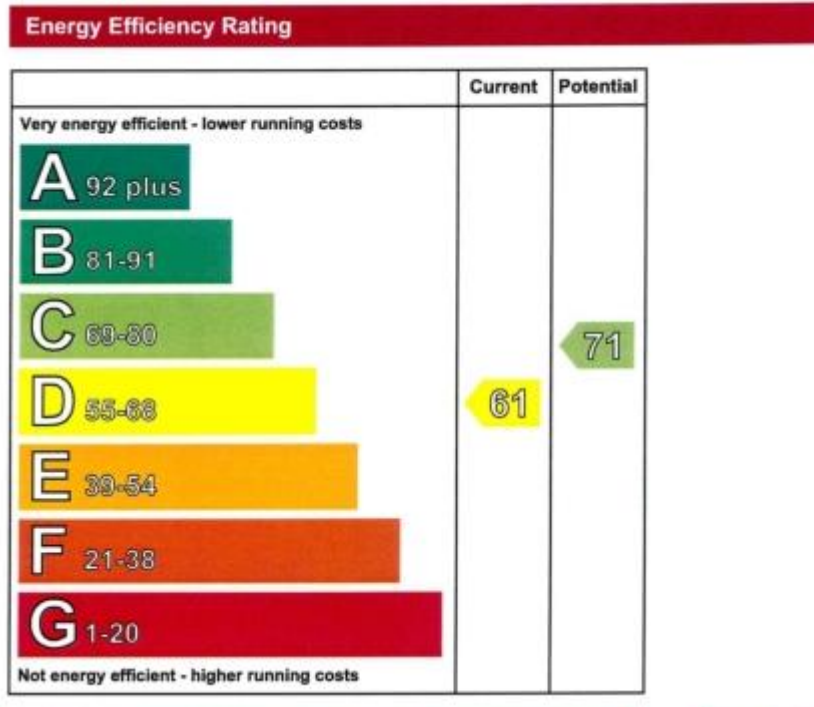
Detached Garage: 24'4" x 11'1"

Work top, stainless steel sink and plumbed for washing machine/tumble drier. Side pedestrian door, front roller door.

Garden to front, large paved and gravelled rear enclosed garden, giving private Bar-b-que/family area.

All mains services installed.

Current Annual Rates £795



## ***VIEWING BY APPOINTMENT WITH AGENT***

**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

