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33 Mourne View Road Newcastle



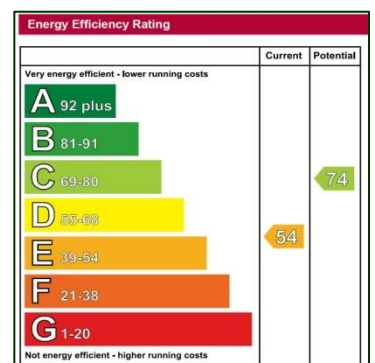
BT33 0QS

Semi Detached House

This spacious semi detached house is located in the Mourne View Development off the Dundrum Road. The house has been extended to the side giving additional living accommodation and bedrooms, more recently a single storey extension has been completed providing space for a Utility Room and Wet Room with shower, WC and WHB.



- **Sitting Room, Living Room, Dining Room, Kitchen/Dining Area**
- **4 Bedrooms, Bathroom, Utility Room, Wet Room**
- **Mahogany and PVC Double Glazed Windows**
- **PVC Double Glazed front and back doors**
- **Oil Fired Central Heating**
- **Solar panels**
- **Front and rear gardens**
- **Price: Offers in the Region Of £165,000**



THE PROPERTY COMPRISES:

Ground Floor

- Porch:** PVC Double glazed door and side windows. Tiled floor.
- Hall:** Glazed double doors, tiled floor, cornice ceiling.
- Sitting Room:** 10' 4" x 12' 4" (3.15m x 3.76m) (both widest) Mahogany fireplace with inset marble and granite hearth and inset wood burning stove. Built in television cabinet. Laminate floor, archway to Dining Room.
- Dining Room:** 8' 9" x 12' 11" (2.66m x 3.93m) (both widest) Mahogany French doors to rear garden, laminate floor.
- Kitchen:** 7' 8" x 12' 7" (2.34m x 3.83m) Range of high and low level units with light oak doors and granite work surface, 1½ bowl sink. Integrated ceramic hob and high level oven, extractor fan. Plumbed for dishwasher. Part wall tiling, tiled floor, wine rack. Archway to Dining Area.
- Dining Area:** 10' 10" x 9' 2" (3.30m x 2.79m) Integrated fridge freezer, oak dresser unit. Cornice ceiling, tiled floor.
- Living Room:** 10' 11" x 19' 3" (3.32m x 5.86m) Mahogany feature fireplace (non functional) with cast iron and tiled inset and tiled hearth. Oak polished floor, cornice ceiling, ceiling rose.
- Utility Room:** Tiled floor, plumbed for washing machine, door to side.
- Wet Room:** Vinyl floor, wall tiling. Electric shower, WC and WHB.

First Floor

- Bedroom (1):** 10' 10" x 15' 0" (3.30m x 4.57m) (both widest) Built in wardrobe and dressing table, bedside cabinets, laminate floor.
- Bedroom (2):** 8' 1" x 9' 11" (2.46m x 3.02m) (both widest) Laminate floor.
- Bedroom (3):** 10' 1" x 10' 3" (3.07m x 3.12m) Built-in cupboard.
- Bedroom (4):** 16' 9" x 12' 7" (5.10m x 3.83m) (both widest) Laminate floor, built-in wardrobe.
- Bathroom:** White suite comprising panel spa bath, WC, WHB. Shower cubicle with thermostat shower, wall tiling, tiled floor.

Airing cupboard

- External:** Front - Tarmac parking area, lawn, trees and shrubs. Electric vehicle charging point. Rear - Enclosed garden, oil fired boiler, PVC oil storage tank. Wooden store and shed. Decked patio area, lawn, trees and shrubs. 4kw solar panels.

- Tenure:** Leasehold.
G.R.: £30 per annum.

