



15 Churchfield Upperlands BT46 5XP

Guide Price £99,950



Features

- Superb three bedroom semi detached dwelling, set right in the heart of Tamlaght in the popular and quiet Churchfield development.
- Master bedroom with en suite.
- Fully enclosed rear with Tobermore Concrete brick paved BBQ area, separate dog run and large corrugated shed (9.5m by 4.0m with electric and lighting).
- Well equipped kitchen leading to a separate dining area with rear access to a fully enclosed rear garden with high boundary fencing, ideal for BBQs in the summer months or for those with kids or pets..
- Off street parking via brick paved driveway.
- Walking distance to all village amenities.
- An ideal First Time Buyer or Investor purchase.
- Included in the sale: carpets and floor coverings; light fittings; slide robe in bedroom; window blinds; curtain poles and rails; integrated fridge; electric oven/hob/extractor hood; dishwasher; TV aerial; satellite dish; corrugated shed; multi fuel stove in lounge.

Contact Us

Viewing By Appointment Only
028 796 42271
enquiries@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		71
D (55 to 68)	60	
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

Please visit
<http://www.burnshomes.co.uk/buy/15-churchfield> for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

15 Churchfield, Tamlaght

Approximate Gross Internal Area
91.3 sq m / 983 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID387137)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.