

# Mitchell & Partners Ltd

ESTATE AGENTS  
VALUERS

Bridget Postlethwaite, Managing Director  
John Postlethwaite, Director

PROPERTY MANAGEMENT  
SECRETARIAL SERVICES

5 Allee es Fees  
Alderney  
GY9 3XD

Tel: 01481 823277  
mitchells@alderney.com  
www.housesforsale.alderney.com

## “11 BRICKFIELDS”



**£260,000 Freehold NEW PRICE**

This is a modern, mid-terrace, newly built property located close to the airport and the town of St Anne.

The accommodation comprises of a large Living room open plan to the kitchen, 3 double bedrooms, bathroom, shower room, garage and garden.

There is Upvc double glazing, oak flooring and central heating throughout

## **ENTRANCE HALL**

There is an overhead light fitting, a large storage cupboard under the stairs, central heating radiator, smoke alarm, double power point, ceramic floor tiling.

**BEDROOM 3/STUDY:** **4.3 m x 2.55 m (14' 1" x 8' 9")**

This room has a North window with roman blinds, central heating radiator, overhead light fitting, three double power points, fitted carpet.

**SHOWER / UTILITY ROOM:** **2.35 m x 1.82 m (7' 6" x 5' 2")**



West facing obscured glass window, W.C, wash hand basin with mirror, Power shower, overhead light fitting, partially mosaic-tiled walls and a tiled floor.

Up the stairs to:

**LIVING ROOM:** **4.7 m x 4.36 m (15' 5" x 14' 4")**



This light and airy living room has North and South facing sliding doors, both leading out onto separate balconies. There is a further South facing casement opening window, two central heating radiators, roman blinds, three overhead light fittings, television and telephone points, smoke alarm, oak wood flooring.

**KITCHEN:****4.36 m x 2.34 m (14' 4" x 7' 8")**

The kitchen has windows facing North and South with Venetian blinds. There are fitted units with oak trim, stainless steel sink with drainer and mixer tap, splash back tiling, smoke alarm, central heating radiator, four double power points, strip light, vinyl flooring, Parkinson Cowan gas cooker with four ring hob and double oven/grill, Electrolux fridge/freezer and Panasonic microwave.

Stairway to the second floor:

**LANDING:****1.83 m x 1.14 m (6' x 3' 9")**

Velux window facing South, overhead light fitting, smoke alarm, linen cupboard and oak flooring.

**MASTER BEDROOM:****3.56 m x 2.77 m (11' 8" x 9' 1")**

The Master Bedroom has North and South facing dormer windows with Venetian blinds, overhead light fitting, two central heating radiators, four double power points, television point.

**BEDROOM 2:****3.56 m x 2.34 m (11' 8" x 7' 8")**

There is a double-sized North facing Velux window, a large fitted wardrobe with double doors and additional storage, overhead light fitting, two double power points, oak flooring and a central heating radiator.

**BATHROOM:****1.98 m x 1.75 m (6' 6" x 5' 9")**

There is a North facing velux window with blind, White suite of W.C, wash hand basin with mirror and shelf, and a bath with mixer tap and shower attachment, central heating radiator, overhead light fitting, partial wall tiling and oak floor.

**GARAGE:**

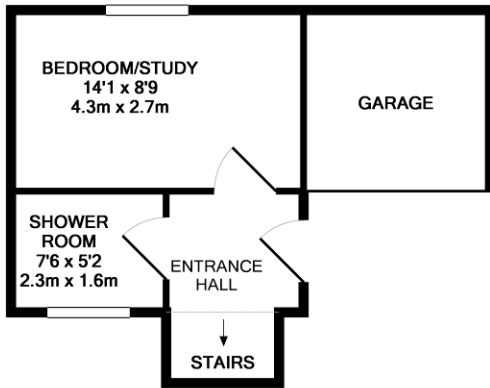
The garage has an up and over Garador garage door, overhead light fitting, shelving and storage, single and double power points, Camray central heating boiler, Zanussi washing machine.

**GARDEN**

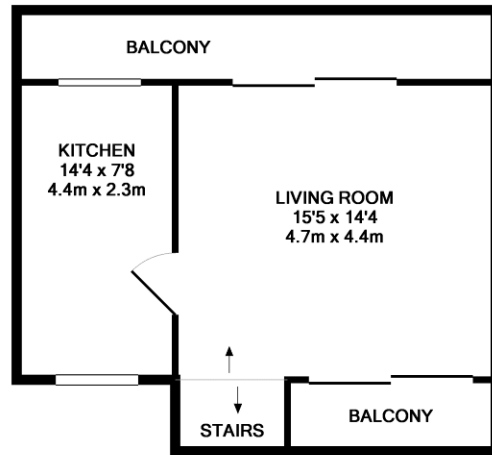
There is a small rear garden with paving and lawn areas. There is a stone wall North boundary and fencing to the East and West. The oil tank is situated to the rear of the property.

*Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide. No services have been tested.*

# FLOORPLAN



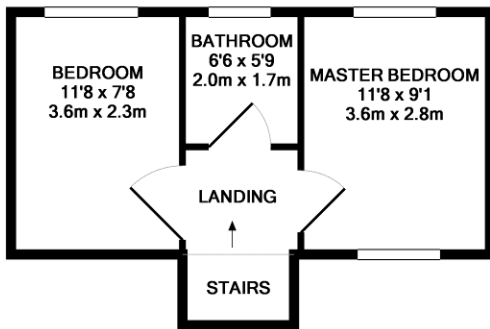
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 28.1 SQ.M.  
 (303 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 43.2 SQ.M.  
 (465 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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2ND FLOOR  
 APPROX. FLOOR  
 AREA 26.8 SQ.M.  
 (288 SQ.FT.)

