



124 Premier Drive, Belfast, BT15 3LZ

- Mid Terrace
- Lounge; Recess For Stove
- Shower Room With Three Piece Suite
- Purpose Built Store / Utility Room
- Convenient Location; Immaculately Presented
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed South Facing Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £84,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front door. Wood laminate floor covering. Stairwell leading to first floor.

#### LOUNGE 13'7" x 9'9"

Wood laminate floor covering. Dual aspect windows. Inglenook style recess for stove.



## **KITCHEN WITH INFORMAL DINING AREA**

**13'6" x 10'6"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel pyramid style extractor canopy and stainless steel splash back over. Integrated oven. Plumbed for dishwasher. Access to under stairs store with light and space for fridge freezer. Splash back tiling to work surface. Tiled floor. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 13'7" x 9'9"**

Wood laminate floor covering. Dual aspect windows.

### **BEDROOM 2 widest points**

Access to built in store. Access to roof space.

### **SHOWER ROOM**

Three piece suite comprising fully panelled shower enclosure, corner wash hand basin and WC. Electric shower unit. Chrome towel radiator. Wood laminate floor covering.

### **EXTERNAL**

Low maintenance, enclosed front garden finished in coloured stone, blue slate chippings and shrubbery.

Fully enclosed, landscaped rear garden finished in lawn, timber patio areas, coloured stone and shrub beds,

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

### **PURPOSE BUILT STORE / UTILITY ROOM**

**11'3" x 5'2"**

Work bench area, plumbed for automatic washing machine and space for tumble dryer. Light and power.

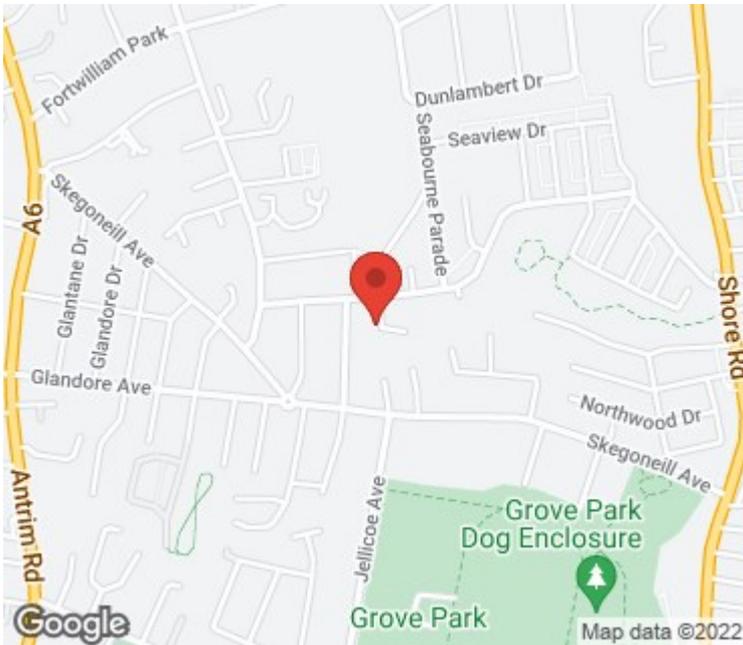
### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





*Immaculately presented, recently renovated, two bedroom, mid terrace property with fully enclosed, south facing rear garden, conveniently located on the popular Premier Drive, situated off Shore Road, North Belfast. The property comprises entrance hall, lounge with recess for stove, modern fitted kitchen with informal dining area, two well proportioned first floor bedrooms, and shower room with three piece suite. Externally the property enjoys low maintenance, enclosed front garden finished in coloured stone, blue slate chippings and shrubbery, fully enclosed, landscaped rear garden finished in lawn, timber patio areas, coloured stone and shrub beds, and purpose built store/utility room. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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