COLIN GRAHAM RESIDENTIAL

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59 Grays Lane, Belfast, BT15 4HT

- Semi Detached Home
- Lounge; Glass Fronted Fire
- Bathroom; Three Piece Suite
- Private Driveway; Large, Fully Enclosed Rear Garden
- Priced To Allow For Modernisation
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Views Over Fortwilliam Golf Course
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'4" x 9'11"

Glass fronted fire in tiled fireplace. Dual aspect windows with views towards Fortwilliam Golf Course. Access to store with gas fired central heating boiler.

KITCHEN WITH INFORMAL DINING AREA 9'2" x 9'1"

Range of fitted high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls. PVC double glazed door to rear garden.





FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 8'9" x 8'8"

BEDROOM 2 9'5" x 9'1" (wps)

BEDROOM 3 7'1" x 6'2"

Views towards Fortwilliam Golf Course.

BATHROOM

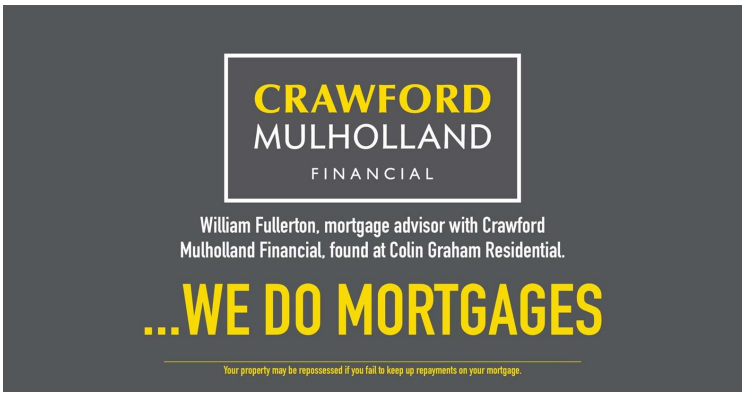
Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls.

EXTERNAL

Double gates leading to private driveway area finished in concrete.
Front garden finished in lawn.
PVC fascia, soffits and rainwater goods.
Large fully enclosed rear garden finished mainly in lawn.
External lighting.

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.



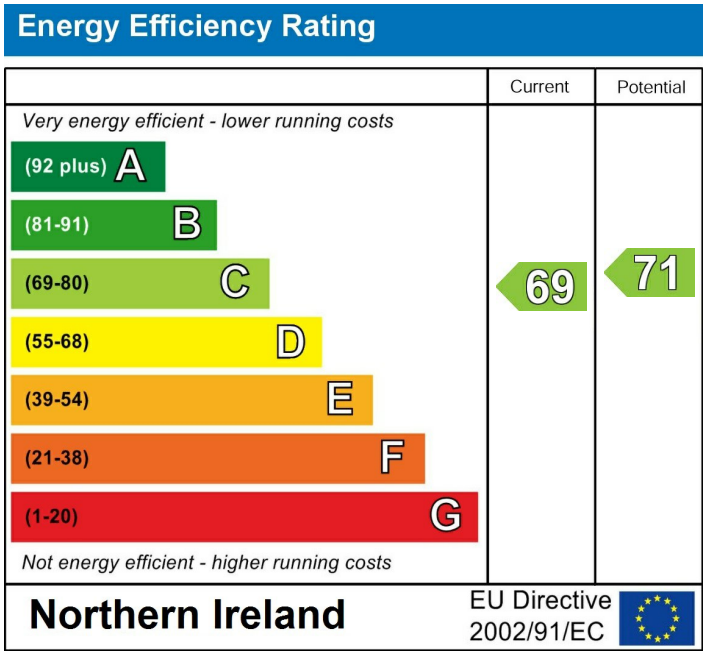
COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES





Well presented, three bedroom semi detached home with private driveway, generous sized rear garden and views over Fortwilliam Golf Course, located on Grays Lane, Belfast. The property comprises entrance hall, lounge with glass fronted fire, kitchen with informal dining area, three first floor bedrooms and bathroom with three piece suite. Externally the property enjoys double gates leading to private driveway finished in concrete and fully enclosed rear garden finished mainly in lawn. Other attributes include gas heating, PVC double glazing and convenient location. In need of modernisation as generously reflected in the marketing price. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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PRS Property Redress Scheme

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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