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48 Buttermilk Loney, Belfast, BT14 8HG

- Modern Semi Detached Home
- Lounge; Dual Aspect Bay Windows
- Deluxe Bathroom; White Three Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £179,950

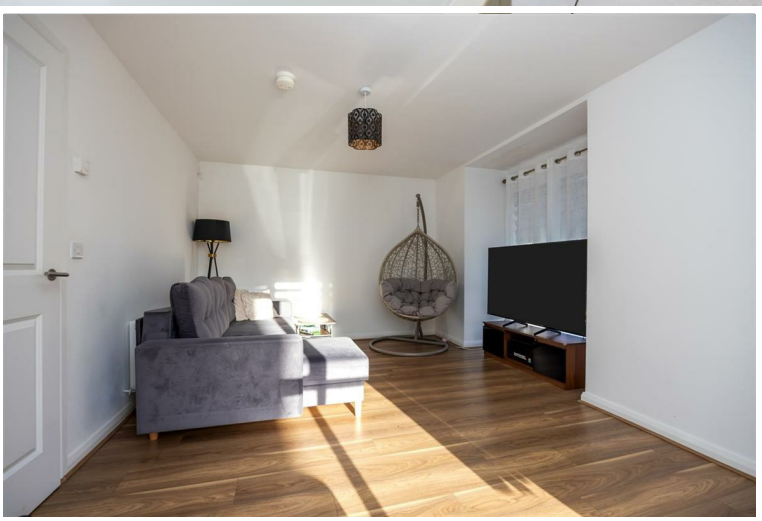
EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'11" x 13'1" (wps)

Dual aspect windows. Bay window to front and side elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'4" x 12'4" (wps)

Modern fitted, white, high gloss kitchen with range of high and low level storage units and contrasting, granite effect, melamine work surface. Matching island unit with breakfast bar area. Colour coded sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven. Space and plumbed for American style fridge freezer. Space and plumbed for washing machine. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to twin stores and partially floored roof space via slingsby style ladder.



PRINCIPAL BEDROOM 10'9" x 9'9"

DELUXE EN SUITE SHOWER ROOM

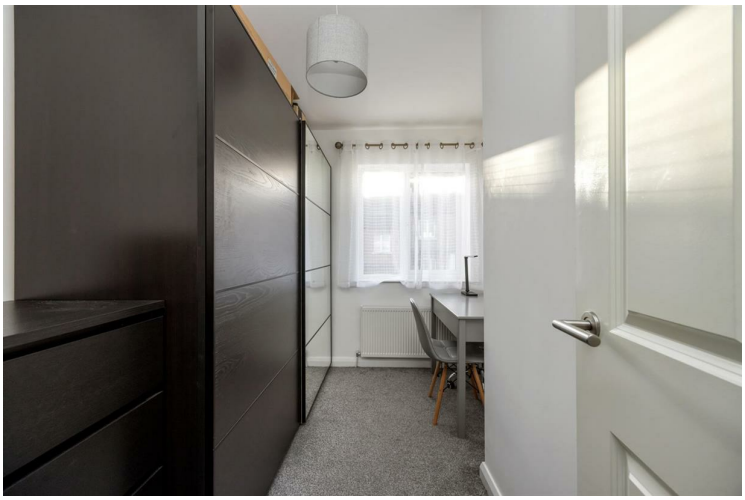
Contemporary, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with body jet system. Splashback tiling so sink. Tiled floor. Towel radiator.

BEDROOM 2 14'1" x 10'9" (wps)

BEDROOM 3 10'2" x 9'3" (wps)

DELUXE BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, vanity unit and WC. Splashback tiling to walls. Chrome towel radiator. Tiled floor.



EXTERNAL

Generous sized private driveway area finished in tarmac.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Front and side gardens finished in lawn.
Fully enclosed rear garden, finished in lawn, paving and raised timber deck patio area.

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, modern, three bedroom, semi detached home with generous sized private driveway area and gardens front, side and rear, conveniently located within the recently constructed Buttermilk Loney development, Ballysillan Park, North Belfast.

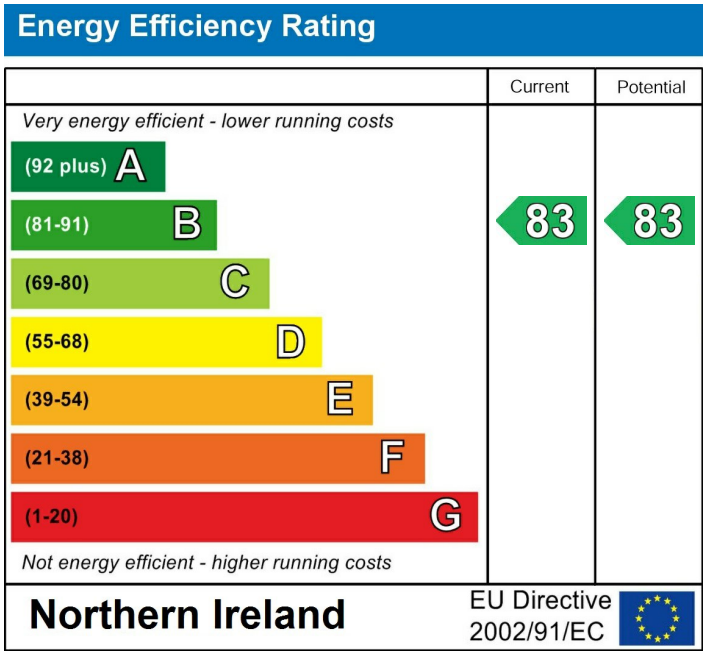
The property comprises entrance hall, furnished cloakroom, lounge with box bay window to front and side elevations, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white, three piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, front and side gardens finished in lawn, and fully enclosed rear garden finished in lawn, paving and raised timber deck patio area.

Other attributes include gas fired central heating, PVC double glazing, and convenient location.

Early viewing strongly 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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