COLIN GRAHAM RESIDENTIAL

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24 Strathroy Park, Belfast, BT14 7LP

- Mid Terrace Property
- Lounge; Wood Burning Stove
- Utility Hall
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; White Suite
- Private Driveway; Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D





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PROPERTY DESCRIPTION

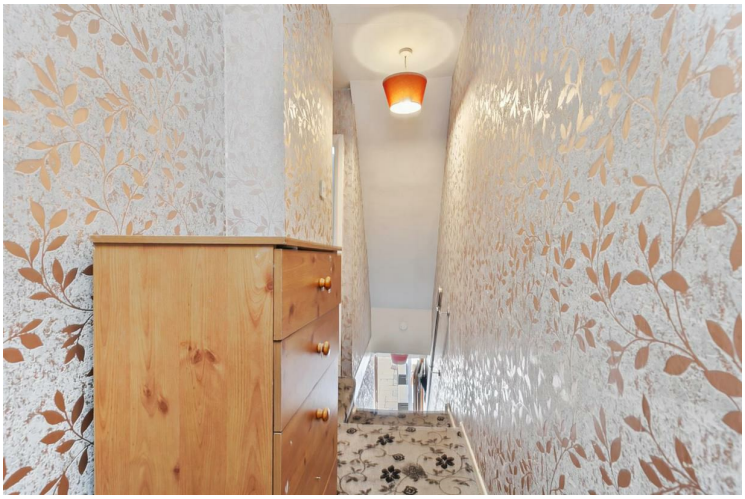
ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 13'9" x 10'5" (wps)

Bay window to front elevation. Cast iron wood burning stove with slate heath. Wood laminate floor covering. Open arch leading to:







KITCHEN WITH INFORMAL DINING AREA 13'5" x 7'2"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store. Glass panelled door leading to:

UTILITY HALL

Work surface. Plumbed for automatic washing machine. Space for undercounter fridge. Gas fired central heating boiler. Tiled floor. Glass panelled door leading to rear garden/yard.

FULLY TILED BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and concealed cistern WC. Glass shower screen and drench shower head over bath. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to shelved store.

BEDROOM 1 10'6" x 9'2"

Fixed stairwell to floored roof space.

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

BEDROOM 3 9'10" x 6'7"

EXTERNAL

Double gates leading to driveway area finished in brick paviour, paved patio area and flower bed with range of plants, trees and shrubbery.
External power points.
PVC soffits, fascia and rainwater goods.
External lighting.
Fully enclosed rear yard.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will





be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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...WE SELL HOUSES

Well presented, three bedroom, mid terrace property with private driveway, conveniently situated within the Ardoyne area of North Belfast.

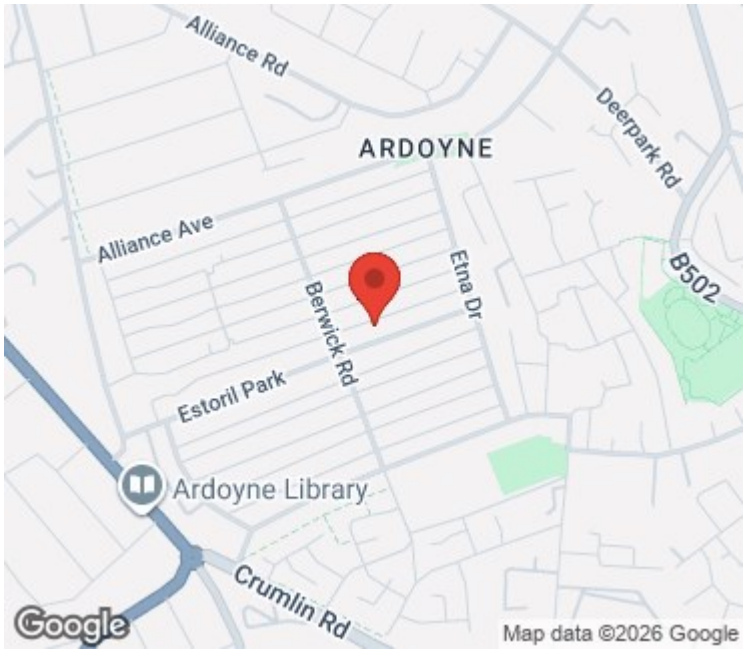
The property comprises entrance hall, lounge with wood burning stove, kitchen with informal dining area, utility hall, fully tiled bathroom and three bedrooms.

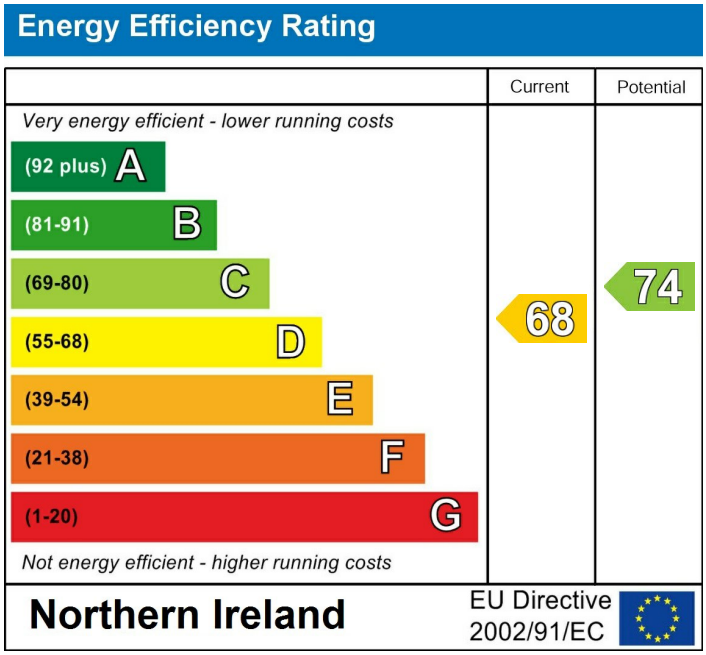
Externally, the property enjoys private driveway, and fully enclosed rear yard.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.





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

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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