COLIN GRAHAM RESIDENTIAL

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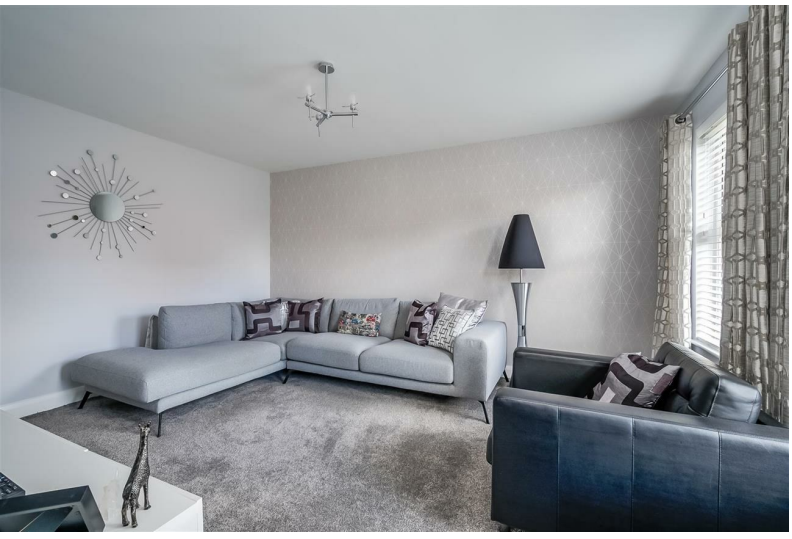


91 Alliance Road, Belfast, BT14 7JE

- Fully Renovated Semi-Detached
- Lounge
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front & Rear
- Two Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom & En Suite
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating C





91 Alliance Road, Belfast, BT14 7JE





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor. Access to under stair store with gas boiler. Glass panelled doors leading to lounge and kitchen.

LOUNGE 14'6" x 11'8"

Twin windows to front elevation.



KITCHEN THROUGH DINING ROOM 18'4" x 8'9"

Luxury fitted high gloss kitchen with range of high and low level storage units, with contrasting solid quartz work surface. Matching upstands, splash back and sill. Inlaid stainless steel 1.5 bowl sink unit. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'10" x 11'2" wps

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three-piece suite, comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator. Part tiling to walls. Tiled floor.



BEDROOM 2 11'3" x 10'7"

DELUXE BATHROOM

Contemporary, white three-piece suite, comprising tiled encased bath, vanity unit and WC. Illuminated mirror over sink. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway finished in tarmac and stone.
Front gardens finished in lawn.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio and decorative stone.
Outside tap.



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.

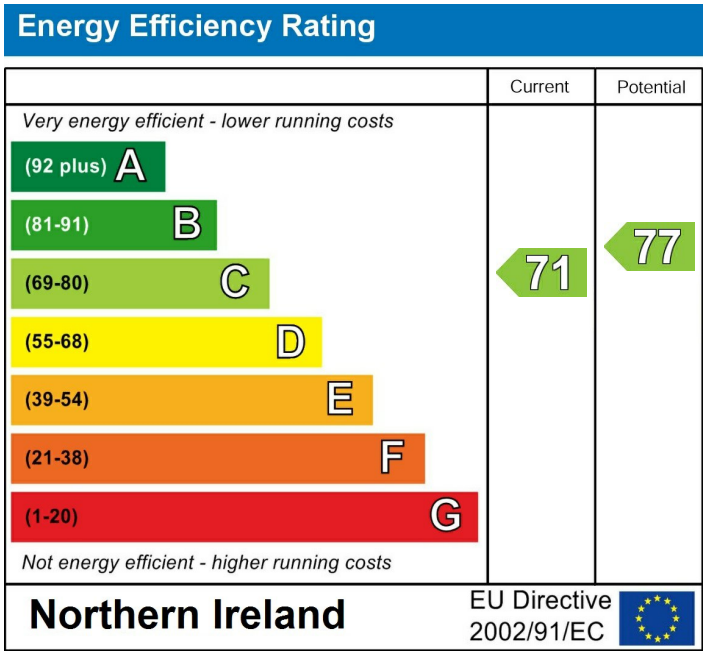






Immaculately presented, fully renovated, semi detached home conveniently located on Alliance Road, North Belfast. Formerly a three bedroom home, the property has been modified to provide two well-proportioned double bedrooms, to include a principal en suite bedroom. Accommodation comprises entrance hall, lounge, kitchen through dining room, luxury fitted kitchen, two bedrooms, deluxe en suite shower room, and deluxe bathroom, both with contemporary, white sanitary ware. Externally the property enjoys private driveway and gardens front and rear, finished mainly in grass. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment. 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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