COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

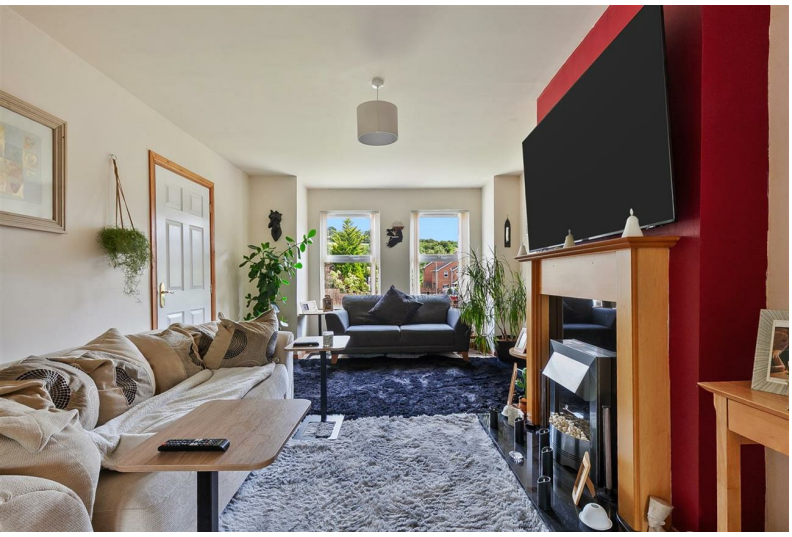
T: 028 90 832 832
colingrahamresidential.com

24 Wolfhill Manor, Belfast, BT14 8DE

- Spacious Semi Detached Home
- Lounge; Focal Point Fireplace
- Family Bathroom
- Private Driveway
- Woodland Aspect to Rear
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Convenient Location

Offers Over £199,950

EPC Rating C



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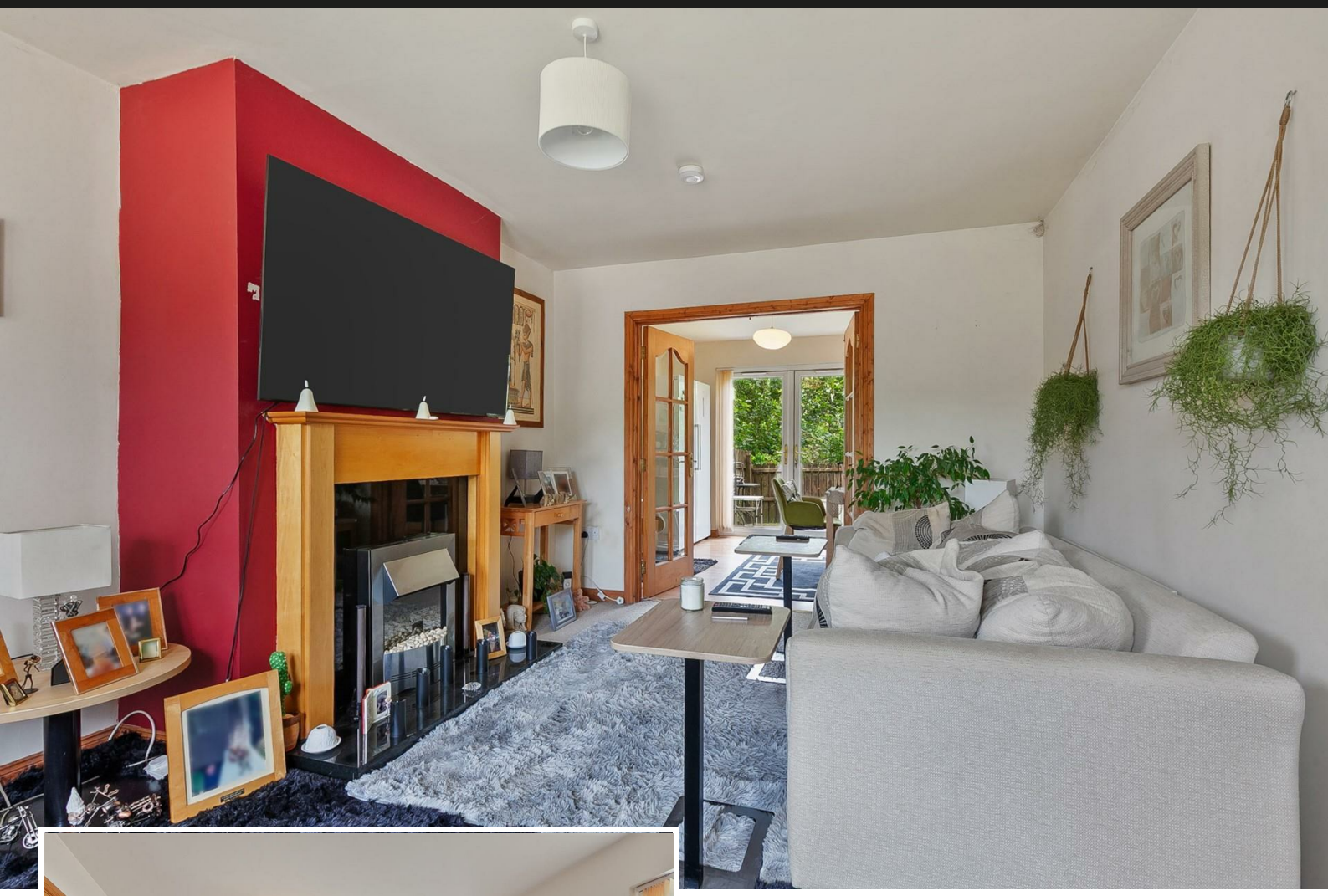


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink.

LOUNGE 17'4" x 10'5" (wps)

Focal point fireplace. Glass panelled French doors leading to:

[redacted]

[redacted]

KITCHEN WITH INFORMAL DINING AREA 19'3" x 10'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Gas fire central heating boiler (housed within matching unit). Splashback tiling to walls. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 14'2" x 9'8" plus recess

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink.

BEDROOM 2 11'8" x 10'7" plus recess

BEDROOM 3 9'2" x 8'7" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls.

EXTERNAL

Private driveway finished in decorative stone.
Front garden finished mainly in lawn.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn and paved patio area.
External lighting.
Open aspect to rear.

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.

[redacted]

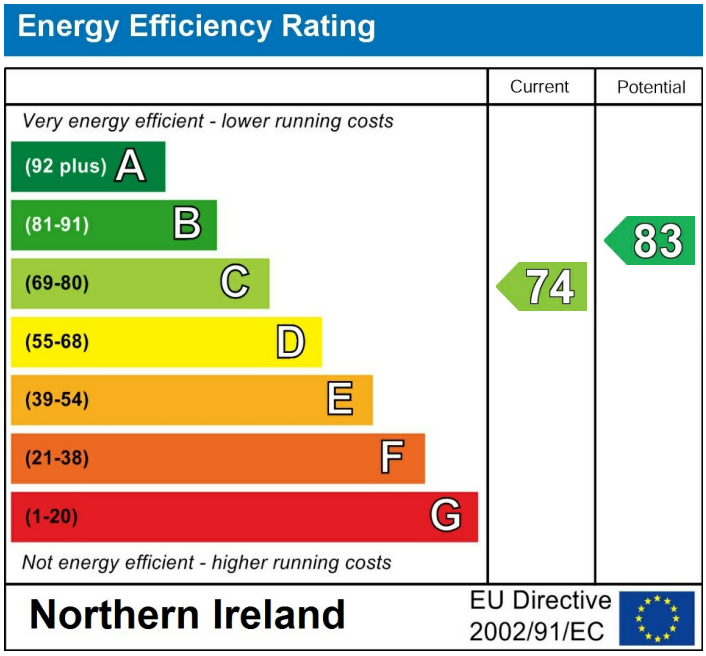
Well presented, three bedroom, semi detached home, enjoying woodland aspect to rear, situated within the popular Wolfhill Manor development, Ligoniel, North Belfast.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal bedroom, and separate family bathroom.

Externally, the property enjoys private driveway finished in decorative stone, and fully enclosed rear garden, finished in lawn and paved patio area.

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

Early interest 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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