COLIN GRAHAM RESIDENTIAL

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40 Bilston Road, Belfast, BT14 8GA

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Conservatory Extension
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Living/Dining Room
- Bathroom; Five Piece Suite
- Private Driveway; Garage
- Convenient Location

Offers Over £144,950

EPC Rating D





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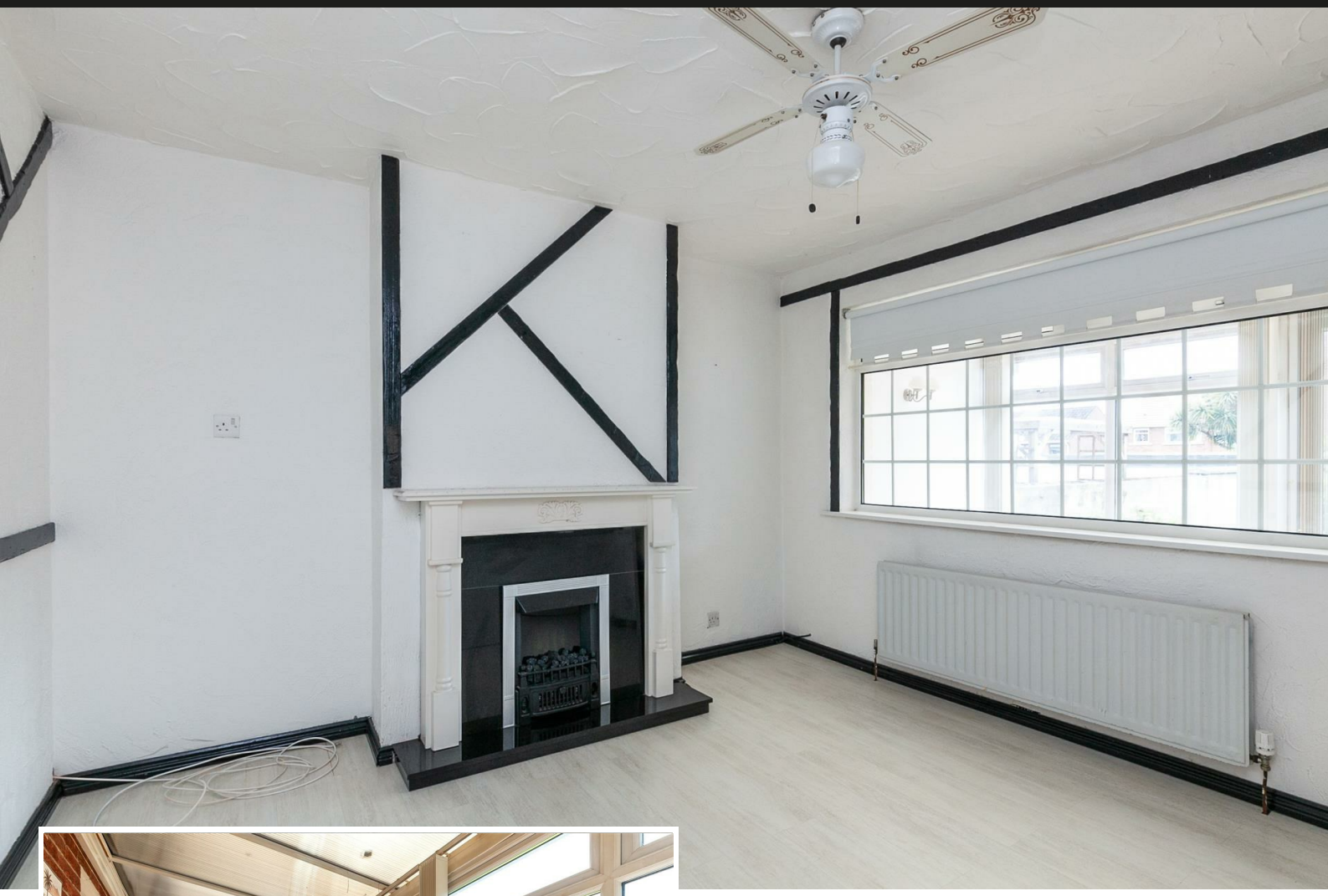




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Glass panelled doors to lounge and kitchen.

LOUNGE 11'11" x 11'10"

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH LIVING/DINING ROOM 18'11" x 11'7" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for under counter fridge. Plumbed and space for dishwasher. Glass fronted display cabinets. Fitted breakfast bar unit. Part tiling to walls. Tiled floor to kitchen. Focal point fireplace and wood laminate floor covering to living/dining area. PVC double glazed door leading to:

CONSERVATORY 18'6" x 6'6"

In PVC double glazed frame with matching French doors to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.



BEDROOM 1 11'10" x 10'0" (wps)

Wall to wall fitted wardrobes in panelled and mirror panelled sliding doors. View towards Belfast and Cave Hill. Wood laminate floor covering.

BEDROOM 2 11'7" x 10'0" (wps)

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 3 8'7" x 7'10" (wps)

Built in store with gas fired central heating boiler. View towards Belfast and Cave Hill. Wood laminate floor covering.

BATHROOM

Five piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin, WC and bidet. Thermostat controlled mains shower unit. Fully tiled walls.

EXTERNAL

Double gates leading to generous sized, paved, private driveway area.
Front garden finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Outside tap.
Fully enclosed rear garden finished in lawn, paved patio areas and range of plants, trees and shrubbery.



MATCHING DETACHED GARAGE 16'2" x 10'0"

Up and over door. Power and light.

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.



Well presented, three bedroom, semi detached home, with conservatory extension and matching detached garage, conveniently situated off Crumlin Road, North Belfast.

The property comprises entrance hall, lounge, kitchen through living/dining room, conservatory, three well-proportioned bedrooms, and bathroom.

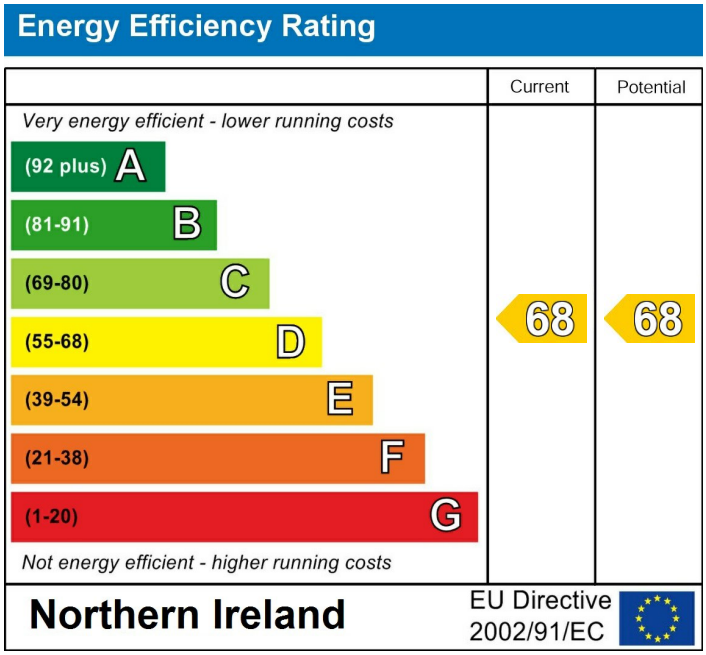
Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear.

Other attributes include gas heating, PVC double glazing, and views towards Belfast and Cave Hill.

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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