



9 Deerpark Grove, Belfast, BT14 7PZ

- Well Presented Semi Detached
- Lounge; Separate Dining Room
- Bathroom; Four Piece Suite
- PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway; Garage
- Convenient Location

Offers Over £179,950

EPC Rating C



9 Deerpark Grove, Belfast, BT14 7PZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

LOUNGE 11'3" x 10'6"

Timber clad feature panelling to wall. Wood laminate floor covering.

DINING ROOM 12'11" x 9'9"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden. Open arch leading to:



KITCHEN 9'10" x 8'1"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven. Space for American style fridge freezer. Upstands to walls to match worktop. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 12'5" x 9'10"

BEDROOM 2 11'3" x 9'10"

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

Built in storage unit. Wood laminate floor covering.

FULLY TILED BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower.

EXTERNAL

Generous sized private driveway finished in tarmac. Low maintenance front garden finished in decorative stone. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed, low maintenance rear garden finished in paved patio area and decorative stone. External power points. Outside tap.

MATCHING DETACHED GARAGE 17'0" x 8'11"

Up and over door. Separate service door to garden. Range of fitted storage units. Plumbed for automatic washing machine. Power and light.

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.

**COLIN
GRAHAM
RESIDENTIAL**
...WE SELL HOUSES

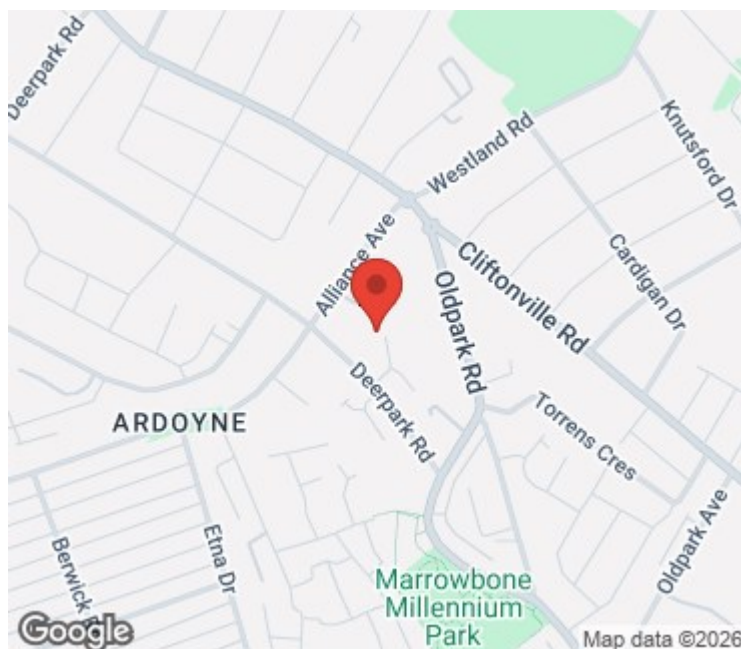
Well presented, three bedroom, semi detached home with matching detached garage, occupying an end of cul-de-sac position within the Deerpark area of North Belfast.

The property comprises entrance hall, lounge, separate dining room, open arch to modern fitted kitchen, three bedrooms, and bathroom, with white, four piece suite.

Externally, the property enjoys generous sized private driveway, matching detached garage, and low maintenance, fully enclosed rear garden.

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

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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

INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

**Northern
Ireland
Children's
Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

TheNegotiator Awards 2019
REGIONAL AGENCY OF THE YEAR
NORTHERN IRELAND
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT