



36 Northwood Crescent, Belfast, BT15 3QQ

- Mid Terrace
- Lounge; Separate Dining Room
- Deluxe Shower Room
- PVC Double Glazed Windows
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen Extension; Fitted Kitchen
- Gas Fired Central Heating
- Front And Rear Gardens
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £79,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Stairwell to first floor.

LOUNGE 12'11" x 10'7" (wps)

Bay window to front elevation. Focal point marble fireplace with matching hearth and carved oak surround.

DINING ROOM 13'5" x 8'3"

Access to under stairs store. Glass panelled door leading to:

KITCHEN 9'8" x 7'1"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Cooker point. Plumbed for automatic washing machine. Colour coded sink unit. Splash back tiling to walls. Hardwood double glazed back door.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'5" x 11'3" (wps)

Twin built in stores. Gas fired central heating boiler.

BEDROOM 2 8'5" x 7'10"

DELUXE SHOWER ROOM

White three piece suite comprising shower enclosure, vanity unit and WC. Part panelling to walls.

EXTERNAL

Fully enclosed front garden finished in lawn and shrubs.

Entrance porch.

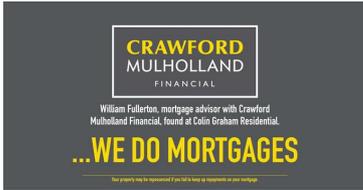
Fully enclosed rear yard.

External lighting.

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, extended, two bedroom / two reception mid terrace property, located within the popular Northwood area of North Belfast. The property comprises entrance hall, bay fronted lounge, separate dining room, kitchen extension with fitted kitchen, two well proportioned first floor bedrooms and deluxe shower room with white three piece suite. Externally the property enjoys fully enclosed front garden finished in lawn, and low maintenance rear yard. Other attributes include gas heating, PVC double glazed windows and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(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 and 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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