COLIN GRAHAM RESIDENTIAL

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680 Crumlin Road, Belfast, BT14 7GN

- Extended, Bay Fronted, Semi Detached Home
- Lounge; Open Arch To Dining Room
- Bathroom With White Four Piece Suite
- Gas Heating; PVC Double Glazing
- Generous Sized Rear Garden
- Three Bedrooms
- Kitchen With Informal Dining Area
- Furnished Cloakroom
- Private Driveway; Attached Double Driveway
- Convenient Location

Offers Over £149,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens and fan light over. Stairwell to first floor. Access to under stairs store.

LOUNGE 11'0" x 10'7" (wps)

Bow bay window to front elevation. Focal point fireplace. Wood laminate floor covering. Open arch leading to:

DINING ROOM 10'7" x 9'3"

Wood laminate floor covering. PVC double glazed French doors leading to:

KITCHEN 13'11" x 9'6"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Glass fronted display cabinets. Fully tiled walls. Tiled floor. PVC double glazed door to rear garden.







REAR HALL

Access to shelved store.

FULLY TILED FAMILY BATHROOM

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

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'6" x 10'1" (wps)

Bow bay window to front elevation. Wall to wall fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 10'8" x 9'3"

Fitted wardrobes and storage.

BEDROOM 3 6'10" x 6'2"

FURNISHED CLOAKROOM

Two piece suite comprising vanity unit and WC. Timber tongue and groove panelled ceiling and walls.

EXTERNAL

Double gates leading to generous sized private driveway area finished in concrete.
Front garden finished in lawn, trees and shrubs.
Paved entrance area.
External lighting.
PVC soffits, fascia and rainwater goods.
Generous sized fully enclosed rear garden finished in lawn, paved patio area and range of shrubs and trees.
Outside tap.

GARDEN STORE 10'11" x 6'2"

Power, light and plumbed for automatic washing machine.

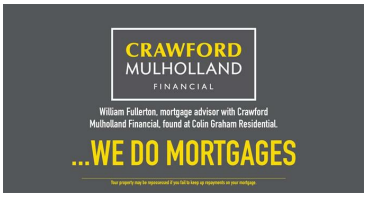
ATTACHED DOUBLE GARAGE 18'9" x 17'10"

Twin up and over doors. Separate PVC double glazed service door to rear garden. Power, light and gas fired central heating boiler.

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.

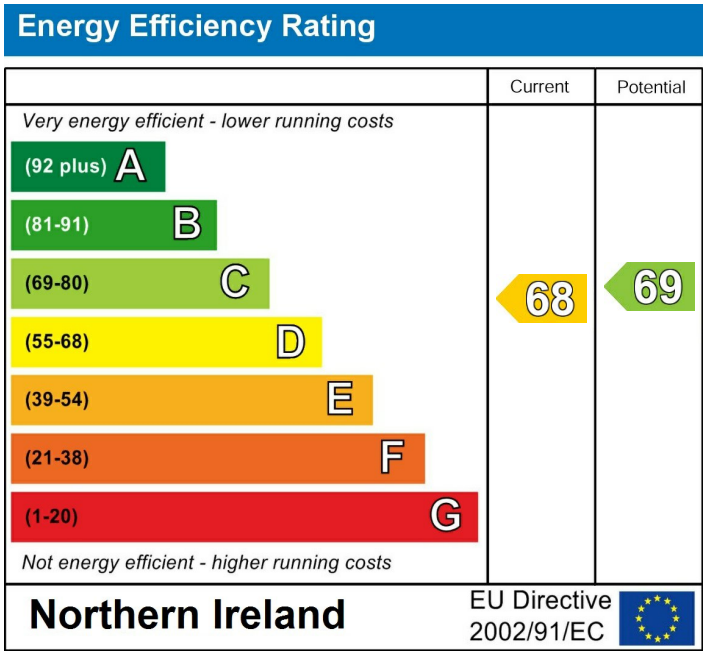






Bay fronted, extended semi detached home with attached double garage, located on the Crumlin Road, North Belfast. The property comprises entrance hall, bay fronted lounge, open arch leading to dining room, kitchen with informal dining area, rear hall, bathroom with four piece suite, three first floor bedrooms and furnished cloakroom. Externally the property enjoys private driveway area finished in concrete, double garage and generous sized, fully enclosed garden to rear. Other attributes include gas heating, PVC double glazing and convenient location. 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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Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

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