COLIN GRAHAM RESIDENTIAL

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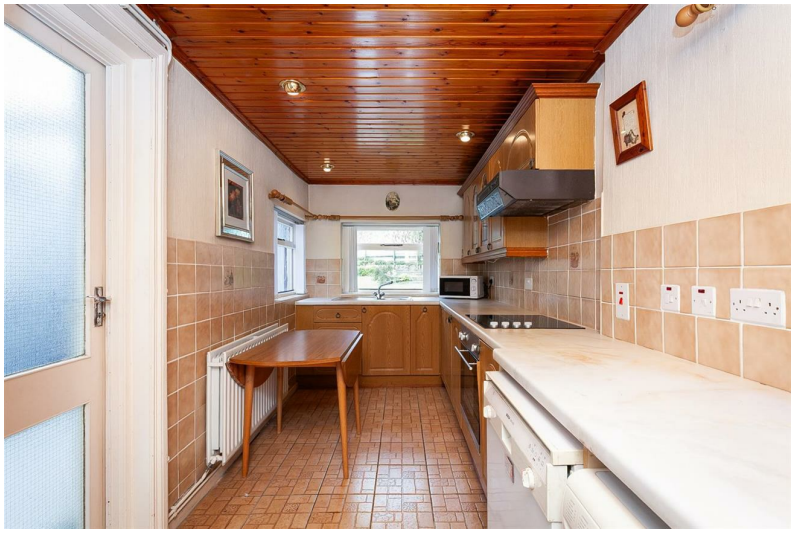
16 Ballysillan Road, Belfast, BT14 7QP

- Semi Detached Home
- Two Reception
- Bathroom
- Enclosed Rear Yard
- Convenient Location
- Two Bedroom
- Kitchen
- Oil Heating; Single Glazing
- Private Driveway; Gardens Front and Rear
- Open To Cash Offers Only

Offers Over £99,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood glass panelled front door. Tiled floor. Glass panelled door leading to:

ENTRANCE HALL

Stairwell leading to first floor. Access to under stairs store. Glass panelled door leading to kitchen.

LOUNGE 12'3" x 11'0" (wps)

Bay window to front elevation. Focal point fireplace.

FAMILY ROOM 10'9" x 9'4"

Stone clad focal point fireplace with tiled hearth.







KITCHEN WITH INFORMAL DINING AREA 15'2" x 6'8"

Fitted kitchen with range of high and low level storage units with contrasting marble effect melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine and dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Access to enclosed yard.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'11" x 10'9" (wps)

BEDROOM 2 10'9" x 8'2"

BEDROOM 3 6'5" x 6'0"

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower over bath. Part tiling to walls.

EXTERNAL

Generous sized, paved, private driveway area.
Front garden, finished mainly in lawn.
External lighting.
Outside tap.
Enclosed rear yard with perspex roof.
Rear garden, finished mainly in lawn and patio area.
Oil fired central heating boiler.
PVC oil storage tank.

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.







Three bedroom/two reception, semi detached home, conveniently positioned on Ballysillan Road, North Belfast.

The property comprises entrance porch, entrance hall, lounge, family room, kitchen, three bedrooms, and bathroom.

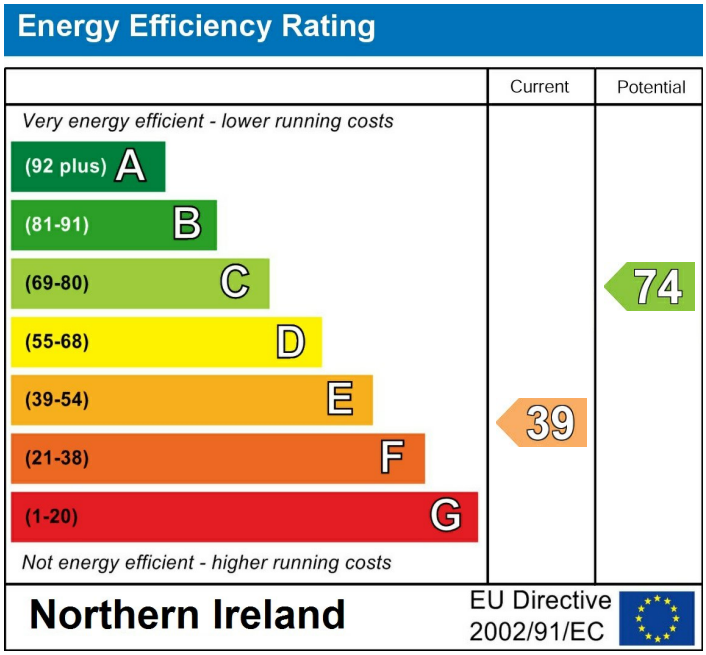
Externally, the property enjoys generous sized private driveway, enclosed rear yard, and gardens front and rear.

Other attributes include oil heating and single glazed windows.

Suitable for cash purchasers only. Qualified leasehold title.

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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Shortlisted TheNegotiator Awards 2019

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