COLIN GRAHAM RESIDENTIAL

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36 Premier Drive, Belfast, BT15 3LX

- Extended Mid Terrace
- Lounge; Separate Family Room
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating
- Paved Gardens Front and Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 13'8" x 9'10"

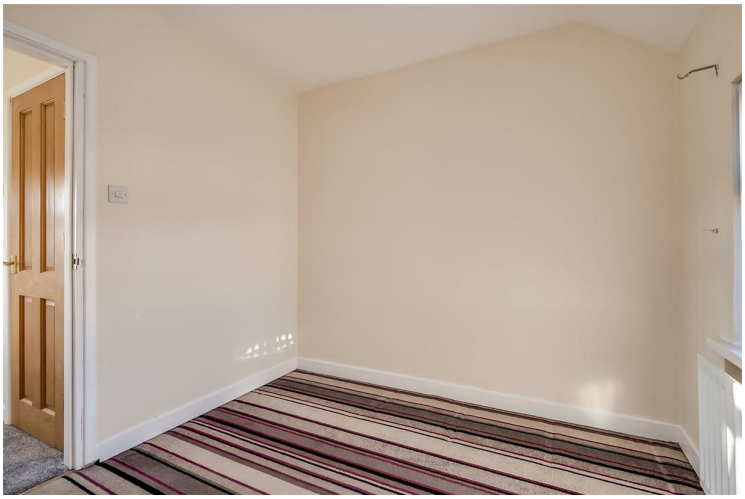
KITCHEN 13'8" x 10'5" (wps)

Modern 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. Cooker point with extractor hood over. Plumbed for automatic washing machine. Splash back tiling to walls. Part timber panelled walls. Access to under stairs store. Glass panelled door leading to:

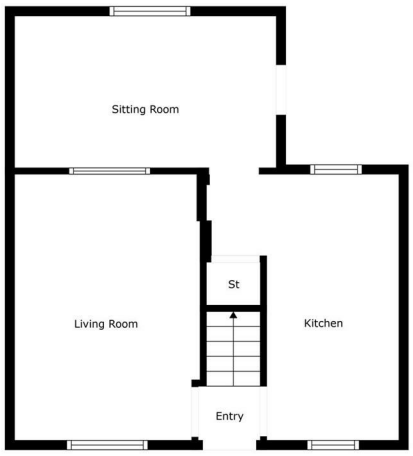
FAMILY ROOM 13'3" x 7'9"

PVC double glazed door to rear garden.

FIRST FLOOR







Sizes And Dimensions Are Approximate. Actual May Vary.

LANDING

BEDROOM 1 13'8" x 8'8"

Dual aspect windows. Fitted wardrobes.

BEDROOM 2 10'1" x 7'11" (wps)

Built in storage. Access to hot press and roof space.

SHOWER ROOM

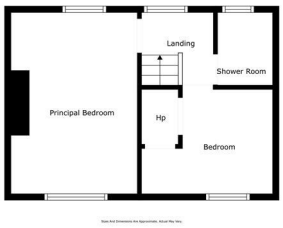
White, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

EXTERNAL

Low maintenance, paved front garden.
PVC soffits and fascia.
Fully enclosed, low maintenance, paved rear yard/garden.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.
External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

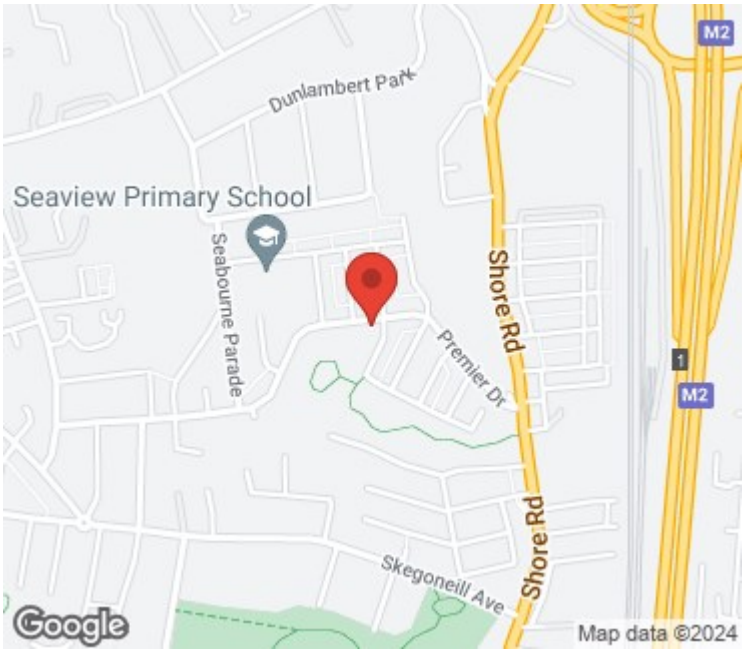
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

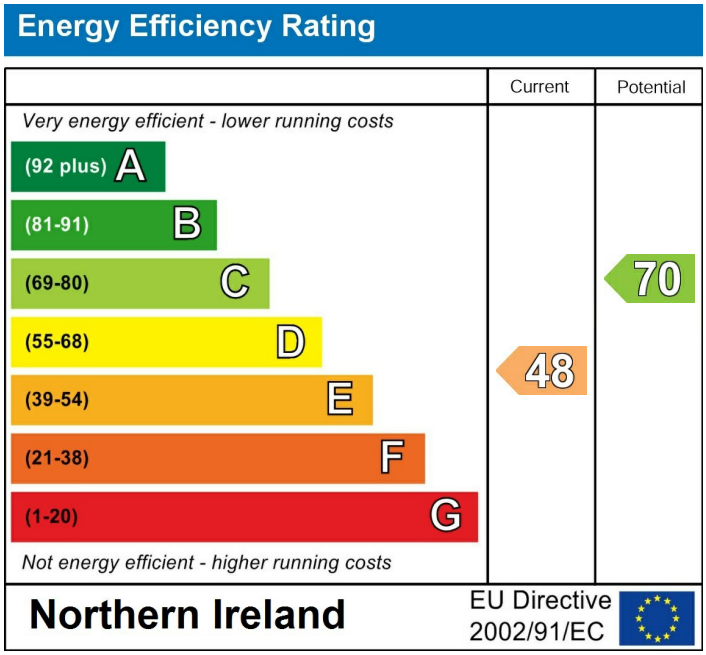






Well presented, extended, two bedroom, mid terrace property with low maintenance rear garden, conveniently located off Shore Road, North Belfast. The property comprises entrance hall, lounge, modern fitted kitchen, family room, two well proportioned first floor bedrooms, and shower room with white three piece suite. Externally the property enjoys low maintenance paved gardens front and rear. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. 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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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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