COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



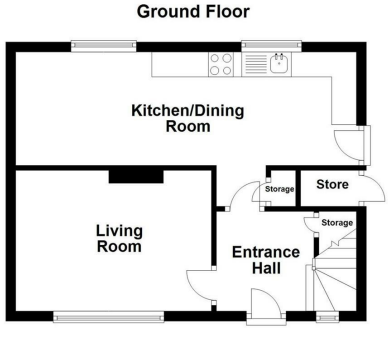
7 Highcliff Gardens, Belfast, BT13 3RA

- Fully Renovated End Terrace
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe, Fully Tiled Bathroom
- Landscaped Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating C





Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor with matching tiled skirting. Stairwell to first floor. Access to under stairs store.

LOUNGE 13'2" x 9'8"

Tiled floor with matching tiled skirting. Picture window to front elevation.







KITCHEN THROUGH DINING ROOM 22'11" x 7'10" (plus recess)

Newly installed, modern fitted, high gloss kitchen with range of high and low level storage units and contrasting stone effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen ceramic hob. Integrated oven. Plumbed and space for washing machine. Space for fridge freezer. Splashback tiling to walls. Access to store. Tiled floor with matching tiled skirting. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store with newly installed gas fired central heating boiler. Access to roof space.

BEDROOM 1 13'3" x 9'7"

BEDROOM 2 11'5" x 7'10" (wps)

Access to built in wardrobe. Rural views to rear.

BEDROOM 3 9'7" x 9'4" (wps)

DELUXE FULLY TILED BATHROOM

White, three piece suite comprising tile encased bath, pedestal wash hand basin and WC.

EXTERNAL

Fully enclosed, low maintenance, paved front garden.
Paved entrance area with feature wall tiling.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn, timber decking and slate chippings.
Garden store.

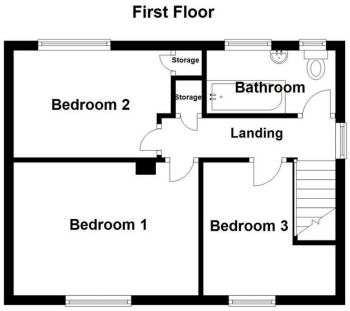
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

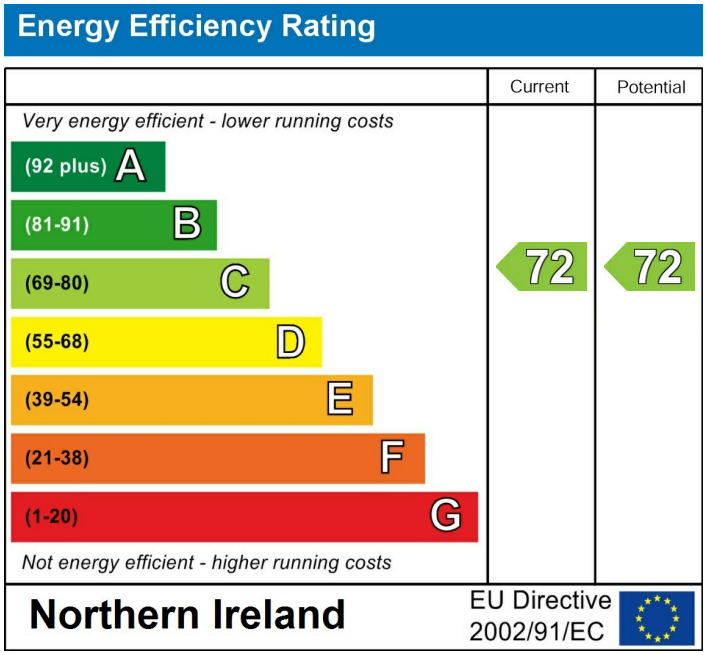




Fully renovated, three bedroom, end terrace property, conveniently located off Ballygomartin Road, North Belfast. The property comprises entrance hall, lounge, kitchen through dining room, modern fitted high gloss kitchen, three well-proportioned bedrooms, and deluxe, fully tiled bathroom. Externally, the property enjoys landscaped gardens front and rear. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly 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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