COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

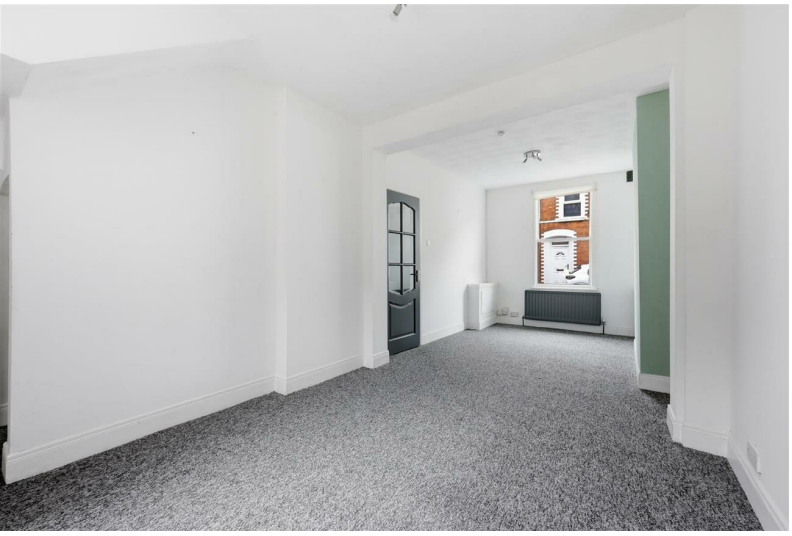
T: 028 90 832 832
colingrahamresidential.com

9 Mcmaster Street, Belfast, BT5 4HP

- Extended, Mid Terrace Property
- Modern Fitted Kitchen
- Bathroom; White Suite
- Part Double Glazed Windows
- Convenient Location
- Lounge Through Dining Room
- Three Well-Proportioned Bedrooms
- Gas Heating
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating D



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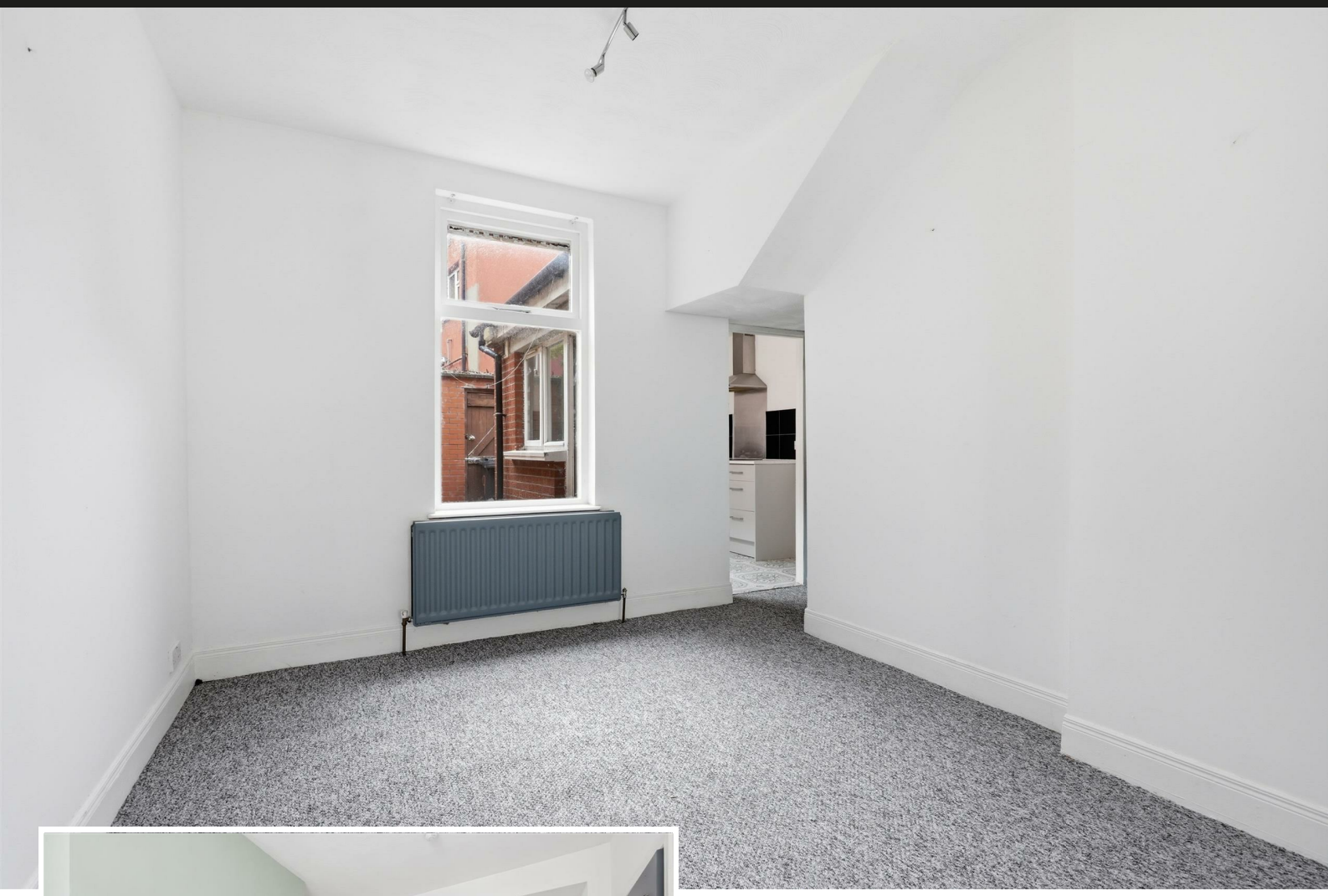


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite panelled front door with PVC double glazed side screen with fanlight over. Stairwell to first floor. Glass panelled door leading to:

LOUNGE THROUGH DINING ROOM 22'5" x 9'7" plus recess

Access to under stairs store.

KITCHEN 9'10" x 6'10"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen with ceramic hob with stainless steel splashback extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Tile effect panelling to walls. Tiled floor. Glass panelled door leading to enclosed rear yard.

FIRST FLOOR

LANDING
Stairwell to second floor.

BEDROOM 1 12'5" x 11'1"

BATHROOM
White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part panelled walls. Access to store with gas fired central heating boiler.

SECOND FLOOR

LANDING
Access to roof space.

BEDROOM 2 11'3" x 11'2"

BEDROOM 3 10'9" x 7'9" (wps)

EXTERNAL
Fully enclosed low maintenance yard to rear.
External lighting.

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.

CUSTOMER DUE DILIGENCE
`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

Well presented, three bedroom, mid terrace property, conveniently positioned off Newtownards Road, East Belfast.

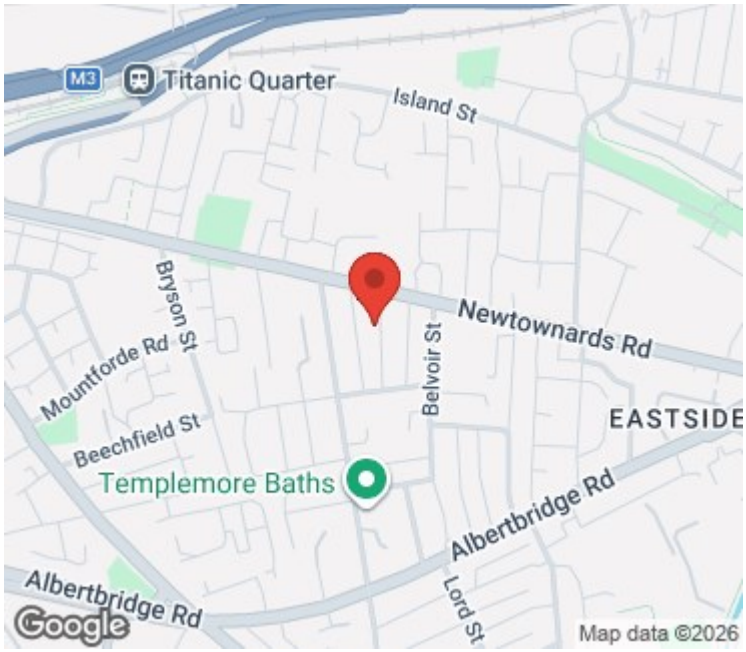
The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and family bathroom, with white three piece suite.

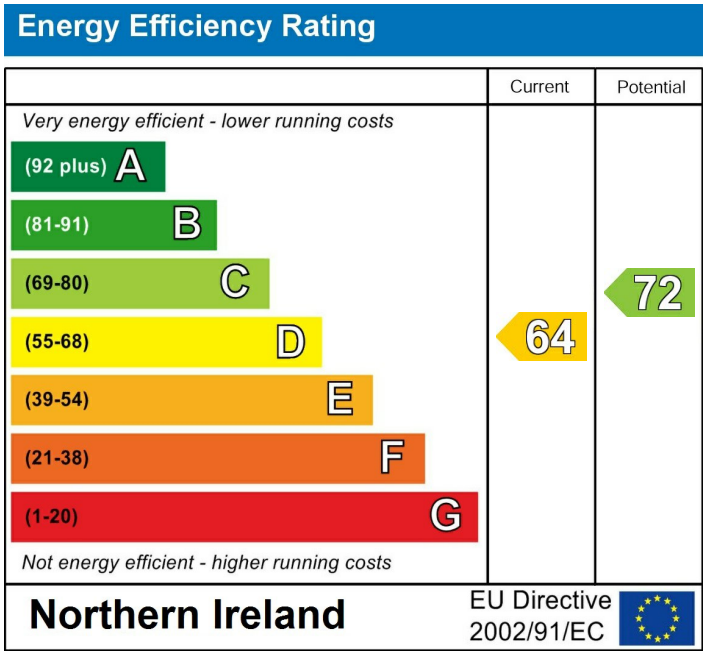
Externally, the property enjoys low maintenance, fully enclosed rear yard.

Other attributes include gas heating and part double glazed windows.

Ideal first time buy / buy to let investment alike.

Early interest 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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