COLIN GRAHAM RESIDENTIAL

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54 Northwood Parade, Belfast, BT15 3QJ

- Immaculately Presented Mid Terrace
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Gas Heating; Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe, Fully Tiled Shower Room
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £89,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled, front door. Timber flooring. Stairwell to first floor. Under stairs storage area. Glass panelled door leading to:

LOUNGE 12'8" x 11'1"

Cast iron wood burning stove on granite hearth. Timber flooring. Glass panelled door leading to:





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...WE SELL HOUSES

KITCHEN WITH INFORMAL DINING AREA 11'2" x 7'11"

Modern fitted, white, high gloss kitchen with range of high and low level storage units, with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated Neff gas hob with stainless steel splash back and extractor hood over. Integrated Neff under oven. Integrated fridge freezer. Space and plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Hardwood, glass panelled door to rear garden.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to partially floored roof space with gas fired central heating boiler.

BEDROOM 1 14'7" x 9'4"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 11'4" x 8'11"

Wood laminate floor covering.

BEDROOM 3 8'6" x 8'1"

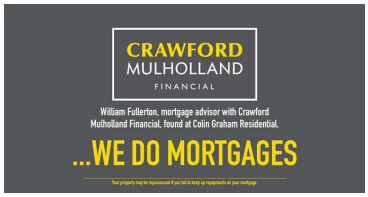
Wood laminate floor covering.

EXTERNAL

Low maintenance front garden, finished in decorative stone and brick pavior.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance, rear garden, finished in artificial grass and paved patio area.
Outside tap.

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.

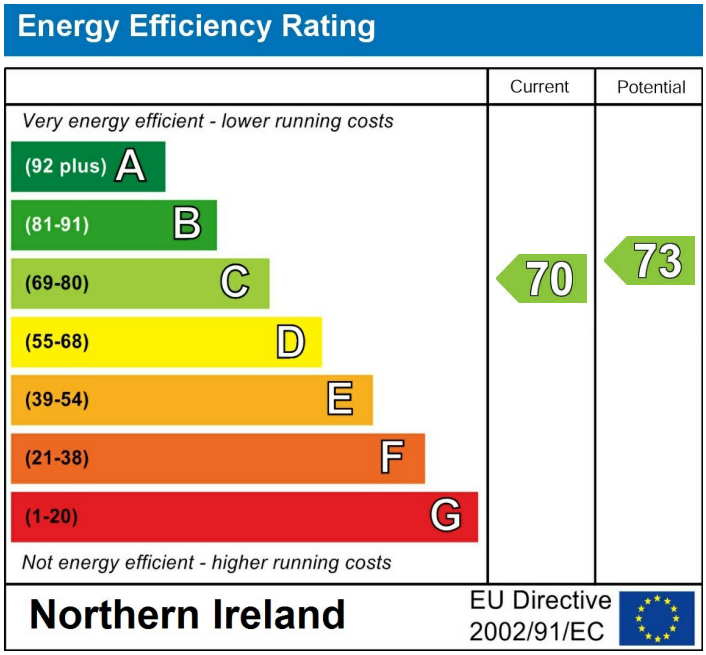






Immaculately presented three bedroom mid terrace property, located within the popular Northwood area, Shore Road, North Belfast. The property comprises entrance hall, lounge with wood burning stove, kitchen with informal dining area, modern fitted kitchen, deluxe, fully tiled shower room, and three well proportioned, first floor bedrooms. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include gas heating, 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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