

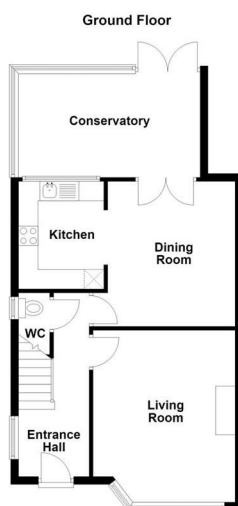


54 Lowwood Park, Belfast, BT15 4BD

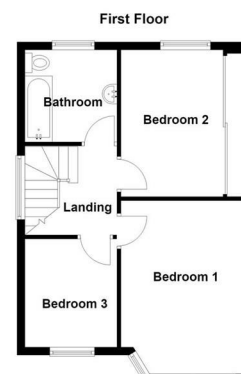
- Extended, Semi Detached Home
- Conservatory To Rear
- Bathroom
- PVC Double Glazing (bar cloakroom)
- Low Maintenance Gardens
- Three Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway; Garage
- Convenient Location

Offers Over £149,950

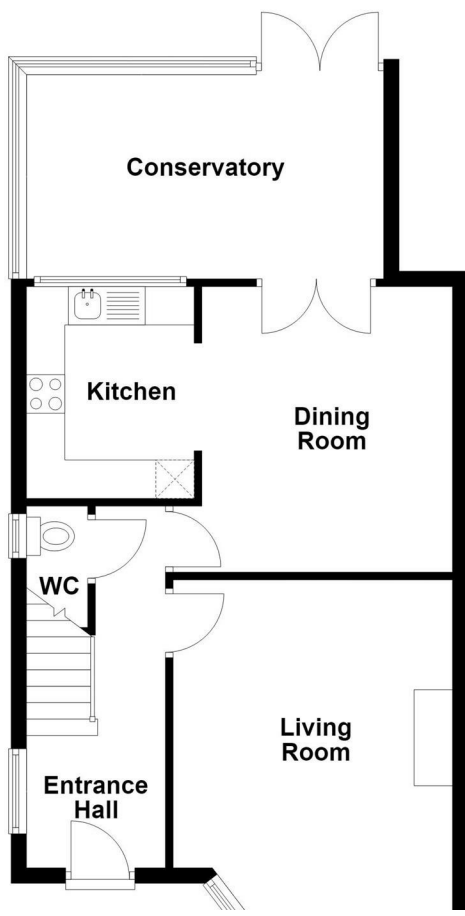
EPC Rating D



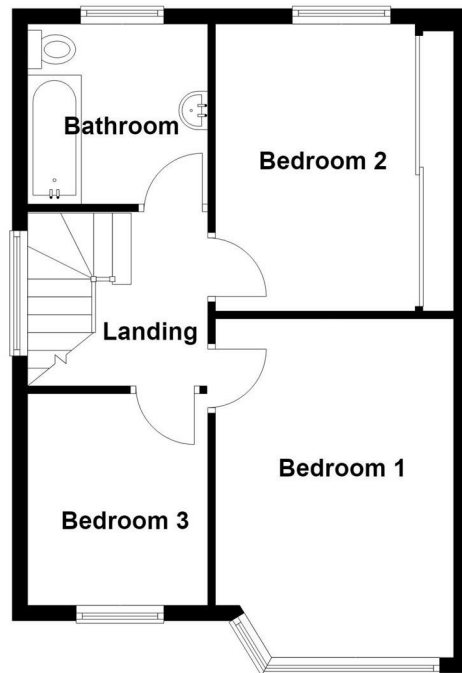
54 Lowwood Park, Belfast



Ground Floor



First Floor



Lowwood Park, Belfast

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Exposed tongue and groove timber flooring. Gas fired central heating boiler.

CLOAKROOM WITH WC

LOUNGE 13'9" x 11'10" (wps)

Bay window to front elevation. Brick focal point fireplace. Wood laminate floor covering.

DINING ROOM 12'2" x 10'7"

Wood laminate floor covering. Open arch to kitchen. PVC double glazed French doors leading to conservatory.

CONSERVATORY 15'1" x 8'0"

In PVC double glazed frame. Tiled floor. PVC double glazed French doors leading to rear garden.



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KITCHEN 8'8" x 6'11"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and grill. Space for undercounter appliance. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Exposed tongue and groove timber flooring.

BEDROOM 1 12'3" x 9'10" (wps)

Wall to wall fitted wardrobes in sliding doors.

BEDROOM 2 14'2" x 10'4"

Wall to wall fitted wardrobes and storage units. Exposed tongue and groove timber flooring.

BEDROOM 3 9'2" x 7'6"

Exposed tongue and groove timber flooring.

BATHROOM

White, three piece suite comprising bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor. Access to roof space.

EXTERNAL

Double gates leading to private driveway area finished in concrete. Paved front garden.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden.

Garden store.

Outside tap.

GARAGE 18'11" x 9'2" approx.

Up and over door. Separate service door to rear garden. Power and light.

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.



Extended, three bedroom/two+ reception, semi detached home with conservatory and garage, conveniently situated off Shore Road, North Belfast.

The property comprises entrance hall, cloakroom with WC, lounge, dining room, conservatory, modern fitted kitchen, three bedrooms, and bathroom.

Externally, the property enjoys private driveway, garage, and low maintenance gardens front and rear.

Other attributes include gas heating and PVC double glazing (bar cloakroom).

The property is in need of some modernising/maintenance, as generously reflected within marketing figure.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

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