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5 Sunninghill Gardens, Belfast, BT14 6SP

- Semi Detached Home
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Convenient Location
- Three Bedroom; Two Reception
- Bathroom; Separate WC
- PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £154,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front entrance door with matching double glazed side screen. Wood laminate floor covering. Stairwell leading to first floor.

LOUNGE 17'6" x 9'10"

Focal point, granite fireplace with matching hearth, timber surround and electric fire inset. Dual aspect windows with picture window to front elevation. Wood laminate floor covering.

DINING ROOM 10'10" x 9'4"

Wood laminate floor covering. Picture window to front elevation.







KITCHEN 10'11" x 7'8"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Integrated, four ring gas hob with extractor canopy over. Integrated under counter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Part tiled walls. Tiled floor. PVC double glazed rear door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'5" x 9'4" (wps)

Twin windows to front elevation.

BEDROOM 2 11'11" x 9'4"

Twin windows to front elevation. Built in shelved store with gas fired central heating boiler. Separate built in store.

BEDROOM 3 10'11" x 7'10"

Wood laminate floor covering. Picture window to rear elevation.

BATHROOM

White, three piece suite comprising panelled bath with mixer tap and shower attachment, separate quadrant shower enclosure and pedestal wash hand basin. Electric shower unit. PVC panelled walls. Chrome towel radiator.

WC

White WC. Fully PVC panelled walls. Wood strip effect lino floor covering.

EXTERNAL

Private driveway area to front.
Front garden finished in lawn and shrubbery.
Fully enclosed rear garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
Outside tap.
Built in external 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.







Well presented, three bedroom/two reception, semi detached home, conveniently situated within the Sunningdale area, off Ballysillan Road, North Belfast.

The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well-proportioned bedrooms, bathroom, and separate WC.

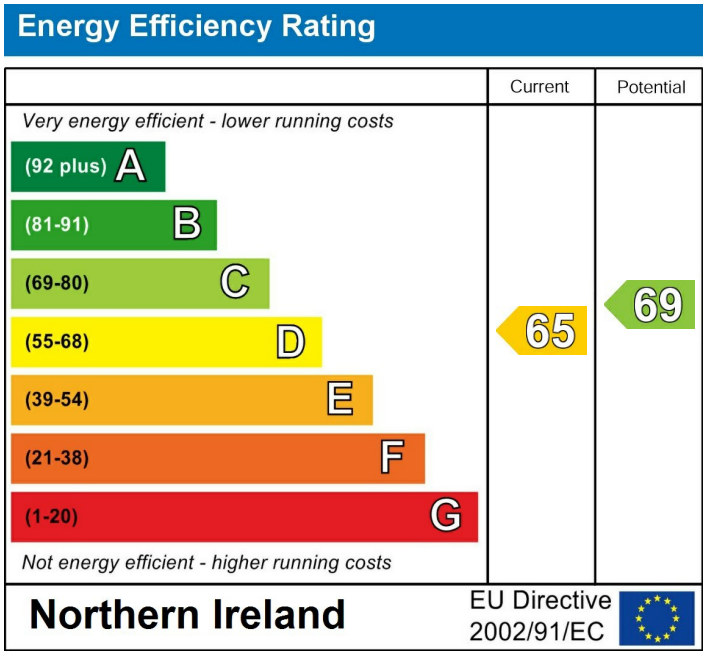
Externally, the property enjoys private driveway, and gardens front and rear.

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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