COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



40 Alliance Road, Belfast, BT14 7JB

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom; Separate WC.
- Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen
- Oil Heating; Mostly Double Glazed
- Large, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating E





40 Alliance Road, Belfast, BT14 7JB





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Dual aspect windows. Access to store. Stairwell to first floor.

LOUNGE 12'9" x 12'2"

Picture window to front elevation. Focal point fireplace. Glass panelled French doors leading to:

FAMILY ROOM / DINING ROOM 8'1" x 7'11"

KITCHEN 12'5" x 7'8" (wps)

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs larder store. Hardwood, glass panelled door to rear garden.







FIRST FLOOR

LANDING

Access to roof space. Access to hot press.

BEDROOM 1 12'4" x 9'11" (wps)

Wall to wall fitted wardrobes in sliding, mirror panelled doors.

BEDROOM 2 9'0" x 8'11"

Built in wardrobe.

BEDROOM 3 9'11" x 7'10"

Fully tiled shower enclosure. Electric shower. Built in wardrobe.

BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand basin. Glass shower screen over bath. Fully tiled walls. Separate WC.

EXTERNAL

Double gates leading to generous sized, private, paved driveway area.
Tiled entrance porch.
External lighting.
Large, fully enclosed rear garden, finished in lawn, patio areas and wide array of plants, trees and shrubbery.
Oil fired central heating boiler.
PVC oil storage tank.
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.

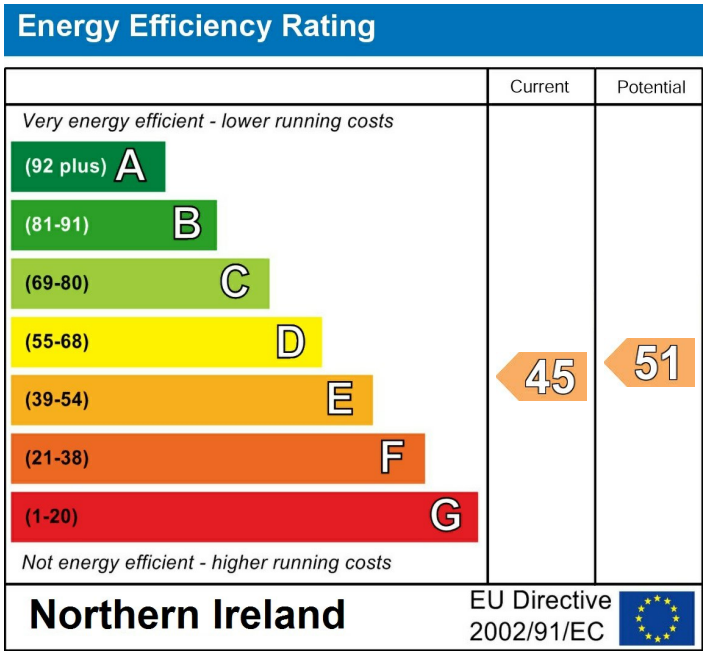






Well presented, three bedroom, semi detached home with private driveway, occupying a large corner site, off Alliance Road, North Belfast. The property comprises entrance hall, lounge, separate dining room, kitchen, three first floor bedrooms, bathroom and separate WC. Externally, the property enjoys generous sized private driveway, finished in brick pavior, and large, fully enclosed rear garden, finished in lawn, patio areas and wide array of plants, trees and shrubbery. Other attributes include mostly double glazed, oil heating and convenient location. 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

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT