COLIN GRAHAM RESIDENTIAL

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# 33 Victoria Gardens, Belfast, BT15 5DD

- Spacious, Period Terrace Property
- Modern Fitted Kitchen
- Many Period Features Throughout
- Gas Heating
- Fully Enclosed Rear Yard
- Four Bedroom; Three Reception
- Bathroom; White Three Piece Suite
- Immaculately Presented
- PVC Double Glazing
- Convenient Location

Offers Over £169,950

EPC Rating D





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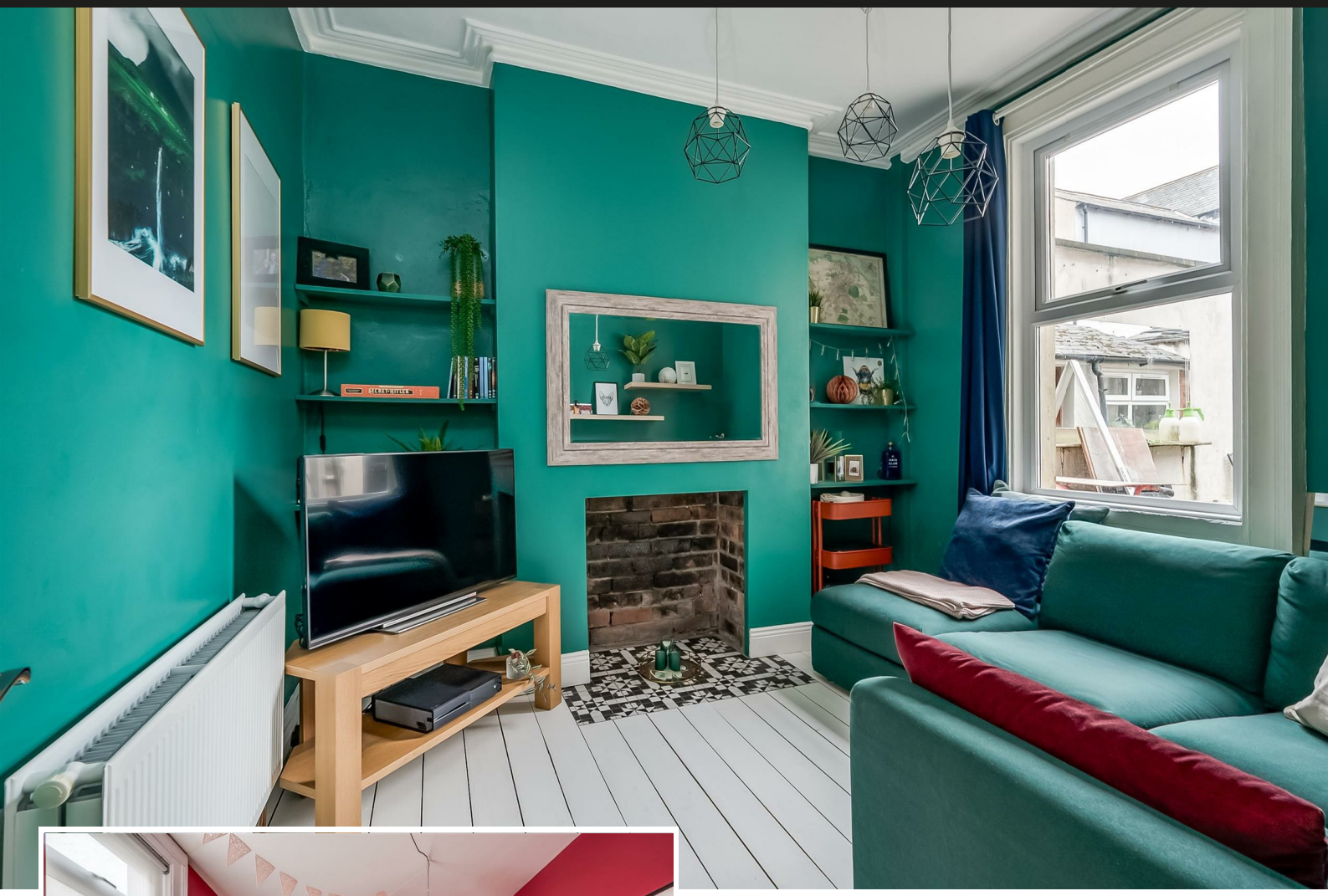




## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH

Glass panelled, hardwood front door with matching fan light over. Tiled floor. Feature height ceilings with coving. Glass panelled door, with fan light over, leading to:

### ENTRANCE HALL

Solid timber flooring. Stairwell to first floor. Access to under stairs storage area.

### LOUNGE 12'10" x 12'1" (wps)

Bay window to front elevation. Focal point, feature fireplace with tiled hearth. Exposed, tongue and groove timber flooring.

### FAMILY ROOM 10'6" x 10'1"

Focal point, feature fireplace with tiled hearth. Exposed tongue and groove timber flooring.







## DINING ROOM 9'5" x 8'9"

Solid timber flooring. Fitted storage unit with gas boiler. Open arch leading to:

## KITCHEN 9'11" x 8'9"

Modern fitted kitchen with range of low level storage units with contrasting, solid wood block work surface. Ceramic sink. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splash back tiling to walls. Tiled floor. Hardwood, glass panelled door to rear yard.

## FIRST FLOOR

## LANDING

Stairwell to second floor.

## BATHROOM

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Part tiling to walls. Chrome towel radiator. Tiled floor.

## BEDROOM 1 16'2" x 10'7"

Wood laminate floor covering.

## BEDROOM 2 10'5" x 9'9"

Wood laminate floor covering.

## SECOND FLOOR

## LANDING

## BEDROOM 3 16'4" x 10'7"

Wood laminate floor covering.

## BEDROOM 4 10'6" x 9'2"

Wood laminate floor covering.

## EXTERNAL

Fully enclosed yard to rear.
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.

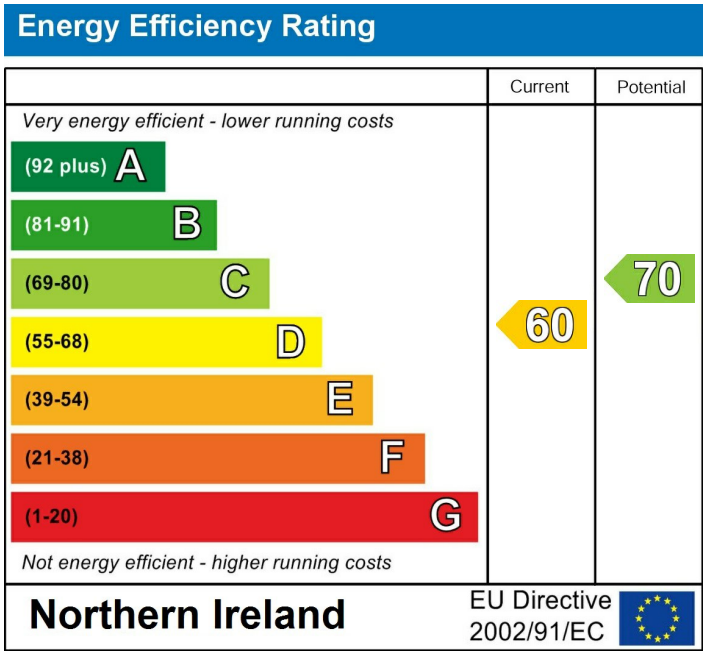






***Immaculately presented, spacious, four bedroom / three reception, mid terrace property located within a popular residential area off the Cavehill Road, North Belfast. The property comprises entrance porch, entrance hall, bay-fronted lounge, family room, dining room, modern fitted kitchen, four well-proportioned bedrooms, and bathroom, with white three piece suite. Externally, the property enjoys fully enclosed rear yard. Other attributes include gas heating, PVC double glazing, many original features and convenient location. 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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Shortlisted TheNegotiator Awards 2019

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