COLIN GRAHAM RESIDENTIAL

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61 Belmont Church Road, Belfast, BT4 3FF

- Bay Fronted Period Town House
- Lounge; Open Arch To Dining Room
- Bathroom With White Suite
- Part Double Glazed
- Separate Rear Garden
- Four Well Proportioned Bedrooms
- Separate Fitted Kitchen
- Oil Heating
- Enclosed Rear Yard
- Well Sought After Location

Offers Over £209,950

EPC Rating G





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled front door with fan light over. Tiled floor. Feature height ceilings. Coving to ceilings.

ENTRANCE HALL

Stairwell to first floor.

LOUNGE 13'10" x 11'1" (wps)

Bay window to front elevation. Open fire with tiled hearth. Fitted storage unit. Open arch leading to:

DINING ROOM 11'8" x 10'7"

Tiled floor. Access to under stairs store.







KITCHEN 9'4" x 6'11"

Fitted kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls. Stainless steel extractor hood. PVC double glazed door leading to enclosed rear yard.

FIRST FLOOR

HALF LANDING

Stained glass feature window.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Access to roof space.

LANDING

Stairwell to second floor.

BEDROOM 1 15'3" x 13'10" (wps)

Cast iron fireplace with tiled inset and contrasting surround. Bay window to front elevation.

BEDROOM 2 10'6" x 9'1"

Cast iron fireplace with tiled inset.

SECOND FLOOR

LANDING

Access to roof space.

BEDROOM 3 15'3" x 11'4"

Cast iron fireplace.

BEDROOM 4 10'8" x 9'2"

EXTERNAL

Paved front garden.
Fully enclosed rear yard with perspex roof.
Power, light and water.
PVC oil storage tank,
Boiler house with oil fired central heating boiler.
Rear garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems



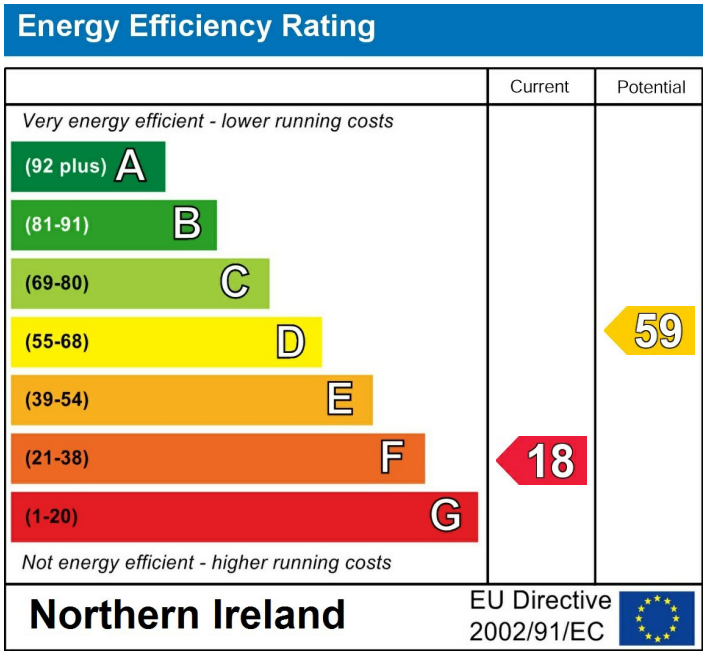


in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Bay fronted, three storey, four bedroom, period town house property, conveniently located within the well sought after Belmont area of East Belfast, within walking distance to the shops and amenities of Ballyhackamore. The property comprises entrance porch, entrance hall, bay fronted lounge with open arch to dining room, separate fitted kitchen, four well proportioned bedrooms and bathroom with white suite. Externally, the property enjoys a paved front garden, fully enclosed rear yard with perspex roof, and garden to rear. Other attributes include oil heating and part double glazed windows. 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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