COLIN GRAHAM RESIDENTIAL

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11 Clara Crescent Lower, Belfast, BT5 5ES

- End Terrace Property
- Lounge; Box Bay Window
- Bathroom With Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Kitchen With Informal Dining Area
- Gas Fired Central Heating
- Fully Enclosed, Low Maintenance Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating E





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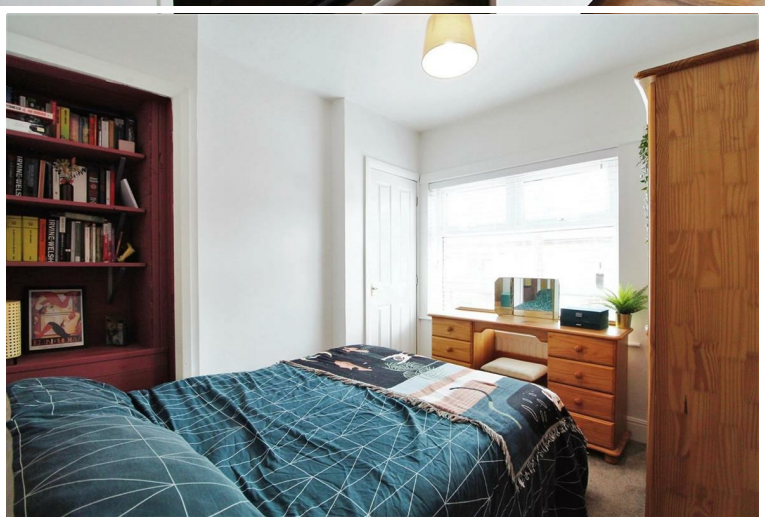


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

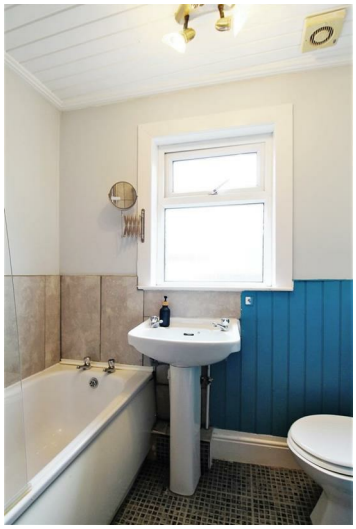
PVC double glazed front door with matching double glazed side screen. Stairwell leading to first floor. Floating solid wood floor. Recess under stairwell. Part wood panelling to walls.

LOUNGE 12'11" x 9'5" (into bay)

Box bay window to front elevation. Floating solid wood floor.







KITCHEN WITH INFORMAL DINING AREA 9'5" x 9'2" (wps)

Modern fitted kitchen with range of high and low level storage units in high gloss door with contrasting wood block effect melamine work surface. Inlaid ceramic sink with mixer tap. Space for cooker with stainless steel extractor canopy over. Space for American style fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Floating solid wood floor. PVC double glazed door to rear yard.

FIRST FLOOR

SPLIT LANDING

Access to roof space.

BEDROOM 1 9'11" x 8'10"

Picture window to front elevation. Built in storage cupboard with gas fired central heating boiler. Integrated shelved cabinet.

BEDROOM 2 9'6" x 9'3" (wps)

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit and glass shower screen over bath. Splash back tiling to sink and bath. Tiled effect laminate floor covering.

EXTERNAL

Fully enclosed, low maintenance, paved rear yard.

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.

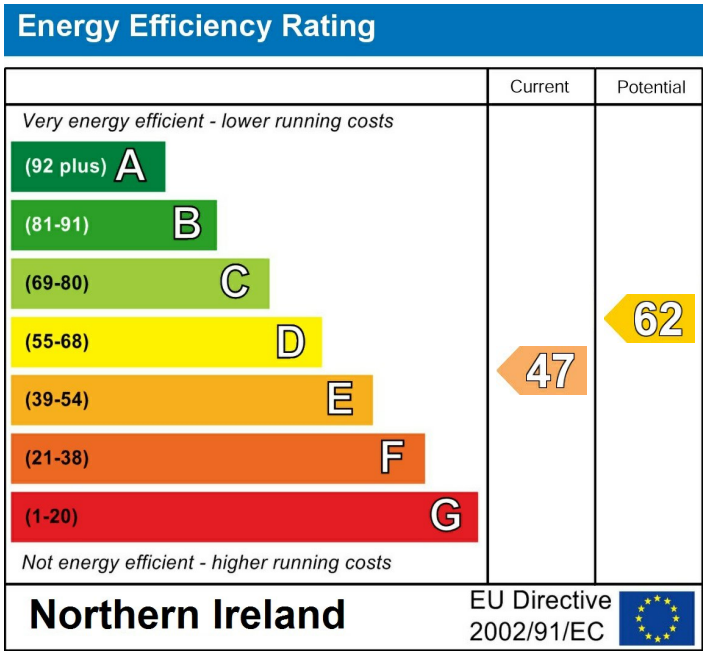
COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES

CRAWFORD MULHOLLAND FINANCIAL
William Fullerton, mortgage adviser with Crawford Mulholland Financial, found at Colin Graham Residential.
...WE DO MORTGAGES



Immaculately presented, two bedroom, end terrace property with fully enclosed, low maintenance rear yard, situated off the popular and conveniently located Beersbridge Road, Belfast, in close proximity to local amenities/shops, public transport routes and main commuter networks. The property comprises entrance hall, lounge with box bay window, modern fitted kitchen with informal dining area, two well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys fully enclosed, low maintenance, paved rear yard. Other attributes include gas fired central heating (fitted new in 2022), PVC double glazing and convenient location. Ideal first time buy / buy to let investment. Early viewing strongly recommended to avoid disappointment.





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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PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018 in partnership with electric ireland

Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted The Negotiator Awards 2018

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THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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