



56 Parkmount Street, Belfast, BT15 3DX

- Mid Terrace
- Lounge Through Dining Room
- Deluxe Bathroom With Four Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £79,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed fan light over. Wood laminate floor covering. Stairwell leading to first floor. Glass panelled door leading to:

#### LOUNGE THROUGH DINING ROOM 21'5" x 10'1"

Wood laminate floor covering. Dual aspect windows. Sliding door leading to:



## **KITCHEN 15'1" x 5'10"**

Modern fitted kitchen with range of high and low level storage units and contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Access to under stairs store. PVC double glazed door leading to rear yard.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 13'3" x 10'2"**

Range of fitted wardrobes and storage units.

### **BEDROOM 2 11'0" x 8'3" (wps)**

Access to hot press.

### **DELUXE BATHROOM**

White four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Chrome towel radiator. Fully panelled walls. Tiled floor.

## **SECOND FLOOR**

### **BEDROOM 3 20'0" x 13'3" (wps)**

Access to under eaves storage.

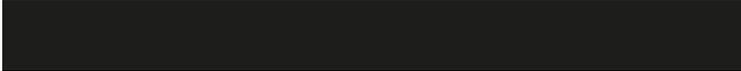
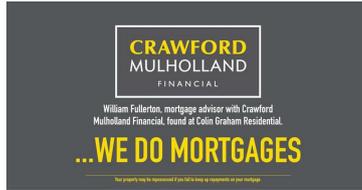
### **EXTERNAL**

Fully enclosed rear yard.  
Oil fired central heating boiler.  
PVC oil storage tank.  
External lighting.

## **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.

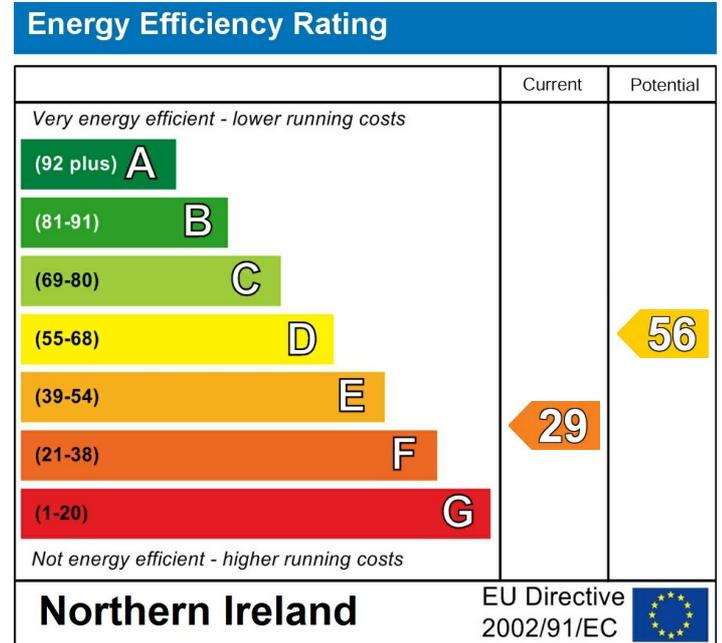




# COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

*Well presented, three bedroom, mid terrace property with fully enclosed rear yard, located within the popular and conveniently positioned Parkmount Street, situated off York Road, North Belfast, in close proximity to local amenities, shops, public transport routes and main commuter networks. The property comprises entrance hall, lounge through dining room, modern fitted kitchen, three well proportioned bedrooms, and deluxe bathroom with white four piece suite. Externally the property enjoys fully enclosed rear yard. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. 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 and 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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