COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



25 Arosa Crescent, Belfast, BT15 3EX

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; Separate Shower Room
- Private Driveway
- Convenient Location

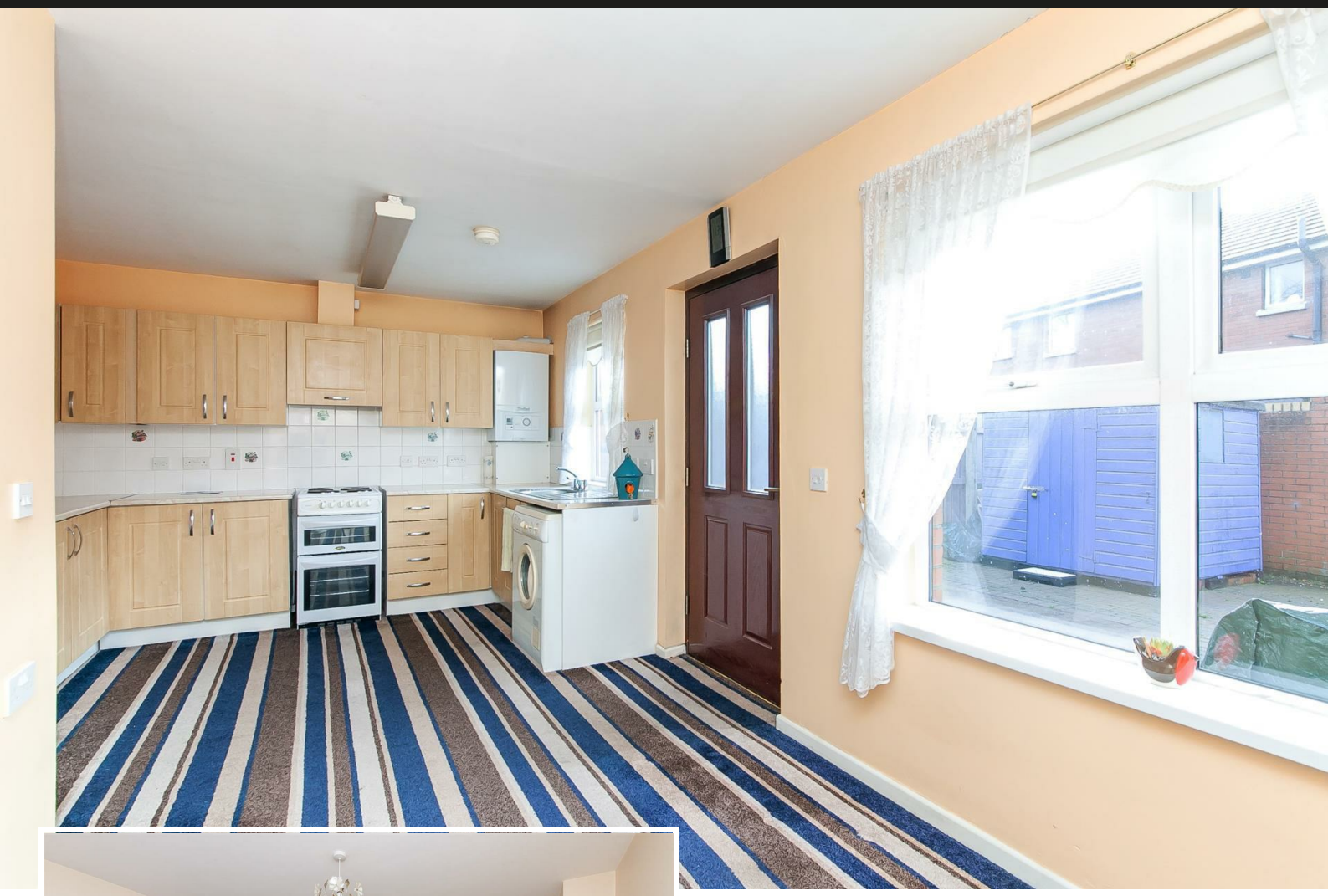
Offers Over £134,950

EPC Rating C





25 Arosa Crescent, Belfast, BT15 3EX





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Stairwell to first floor. Access to under stairs store.

FULLY TILED SHOWER ROOM

Wet room style shower area, wash hand basin and WC. Thermostat controlled mains shower unit.

LOUNGE 14'6" x 10'10" (wps)

Focal point fireplace.



KITCHEN THROUGH DINING ROOM 19'1" x 11'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler. Splashback tiling to walls. Composite, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 11'1" x 11'1"

Built in wardrobe.



BEDROOM 2 11'10" x 9'1"

Built in wardrobe.

BEDROOM 3 9'10" x 8'7" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls.

EXTERNAL

Double gates leading to private driveway, finished in tarmac.
Brick pavior front garden.
Tiled entrance canopy.
External lighting.
Fully enclosed, low maintenance rear garden, finished in brick pavior and concrete.
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 area and fully enclosed, low maintenance rear garden, located within the popular and conveniently positioned Arosa area, York Road, North Belfast.

The property comprises entrance hall, fully tiled wet room style shower room, lounge with focal point fireplace, kitchen through dining room, modern fitted kitchen, three well-proportioned, first floor bedrooms, and bathroom with white three piece suite.

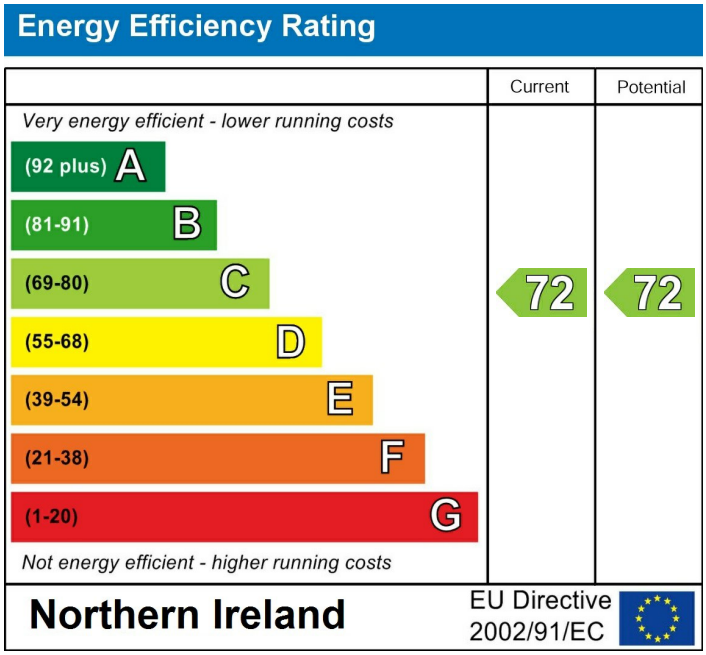
Externally, the property enjoys double gates leading to private driveway area, finished in brick pavior, and fully enclosed, low maintenance, rear garden finished in brick pavior and concrete service area.

Other attributes include gas fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly 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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