COLIN GRAHAM RESIDENTIAL

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33 Connsbrook Drive, Belfast, BT4 1LU

- Mid Terrace Property
- Two Reception
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location
- Two Bedroom
- Modern Fitted Kitchen
- Gas Heating
- Enclosed Rear Yard; Utility Area
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Wood laminate floor covering. Stairwell to first floor. Feature height ceiling, continuing throughout majority of property.

LOUNGE 10'8" x 10'0"

Picture window to front elevation.

DINING ROOM 9'10" x 9'1"

Open fire in tiled fireplace with matching hearth and contrasting surround. Access to store and under stairs storage. Open arch leading to:







KITCHEN 9'0" x 5'10"

Modern fitted kitchen with range of high and low level storage units, with wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Fully tiled walls. Tiled floor. PVC double glazed door, leading to enclosed rear yard.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 14'4" x 10'0"

Twin windows to front elevation.

BEDROOM 2 9'1" x 8'9"

FULLY TILED SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

ENCLOSED REAR YARD WITH PERSPEX ROOF 16'9" x 14'0" (wps)

Utility area with stainless steel sink, fitted low level storage units, work surface area and plumbed for automatic washing machine.
Gas fired central heating boiler (newly installed 2023) & WC.
Outside tap.
Light.
Access to rear.

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.

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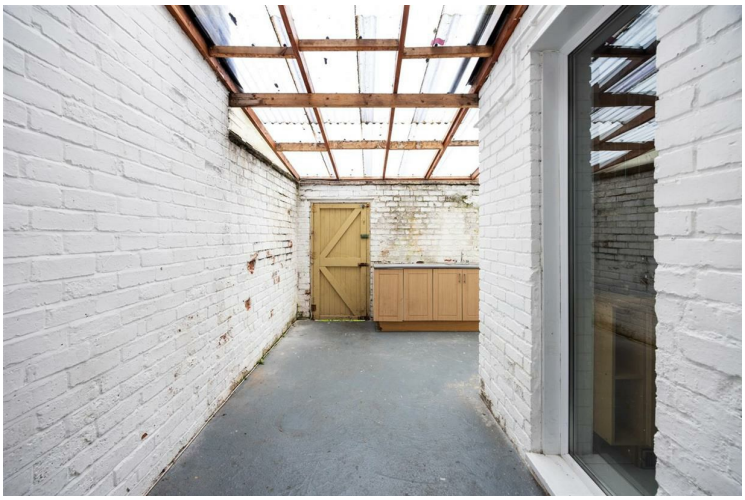


Well presented, two bedroom/two reception, mid terrace property, conveniently situated within the popular Sydenham area of East Belfast.

The property comprises entrance hall, lounge, separate dining room, kitchen, two well proportioned first floor bedrooms, and shower room, with white three piece suite.

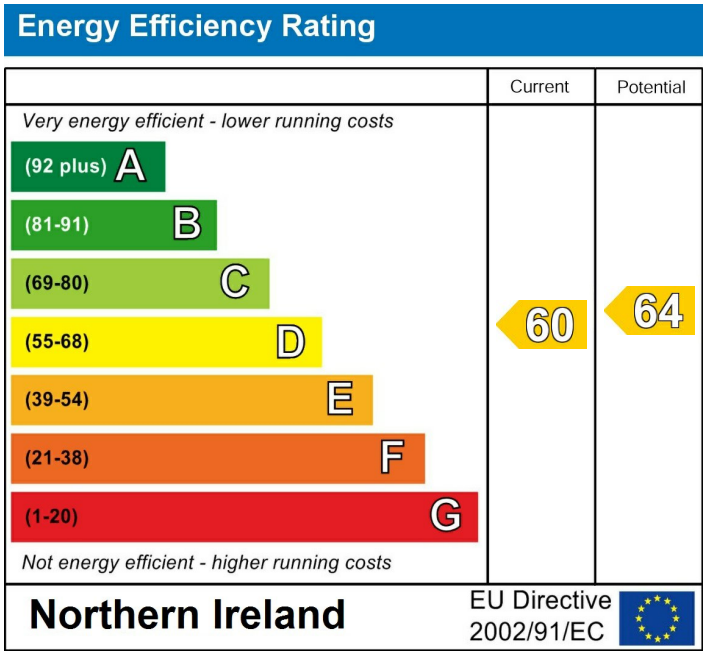
Externally, the property enjoys enclosed rear yard, with utility area and WC.

Other attributes include gas 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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