COLIN GRAHAM RESIDENTIAL

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65 Buttermilk Loney, Belfast, BT14 8LP

- Semi Detached Home
- Bay Fronted Lounge
- Modern Fitted Kitchen
- En Suite Shower Room; Furnished Cloakroom
- Private Driveway; Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Immaculate Throughout

Offers Over £169,950

EPC Rating B





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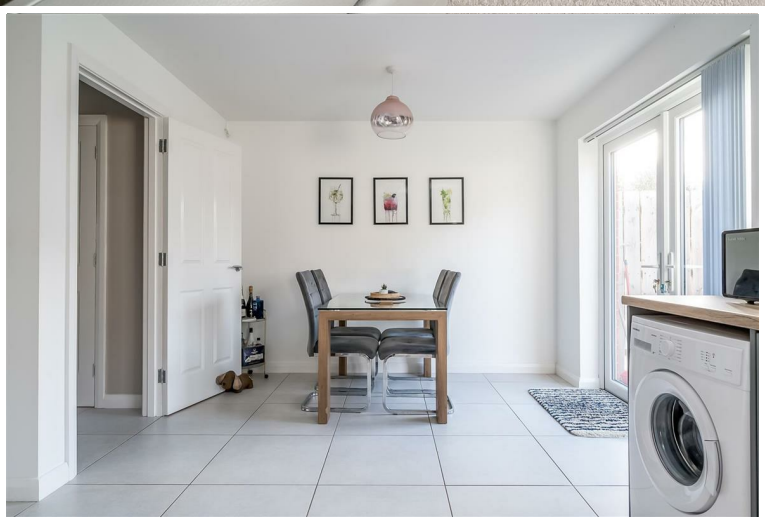


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

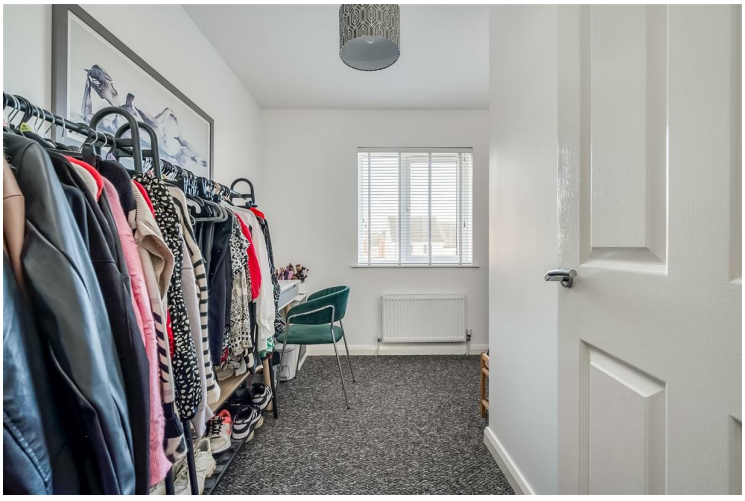
Contemporary, white, two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 17'1" x 10'11" (wps)

Dual aspect windows. Box bay window to front elevation. Contemporary, electric, focal point fireplace.







KITCHEN THROUGH DINING ROOM 18'5" x 12'4" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with glass splash back and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to twin stores and roof space.

PRINCIPAL BEDROOM 10'9" x 9'8"

DELUXE ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower with drench shower head. Splash back tiling to sink. Tiled floor.

BEDROOM 2 14'1" x 8'9"

View towards Cave Hill and Belfast.

BEDROOM 3 10'2" x 9'3" (wps)

View towards Cave Hill and Belfast.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor. Chrome towel radiator.

EXTERNAL

Generous sized private driveway area, finished in tarmac.
Front garden finished in lawn.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn and paved patio area.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems



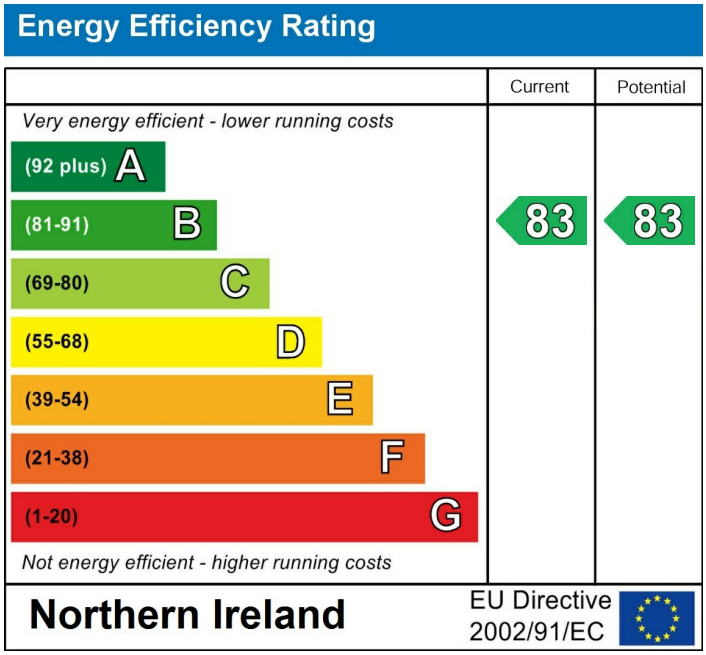


in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, semi detached villa, located within the well sought after Buttermilk Loney development, Ballysillan Park, North Belfast. The property comprises entrance hall, furnished cloakroom, lounge with box bay window to front elevation and electric focal point fireplace, kitchen through dining room, modern fitted kitchen with range of integrated appliances, three well proportioned first floor bedrooms, to include principal en suite shower room, and deluxe bathroom with contemporary, white three piece suite.
Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn, and fully enclosed rear garden, finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing, convenient location, and views towards Cave Hill and Belfast. 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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