COLIN GRAHAM RESIDENTIAL

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106 New Lodge Road, Belfast, BT15 2BZ

- Mid Town House
- Lounge
- Shower Room
- Low Maintenance Front Garden
- Convenient Location
- Two Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Low Maintenance Rear Garden
- Ideal First Time Buy/Buy To Let

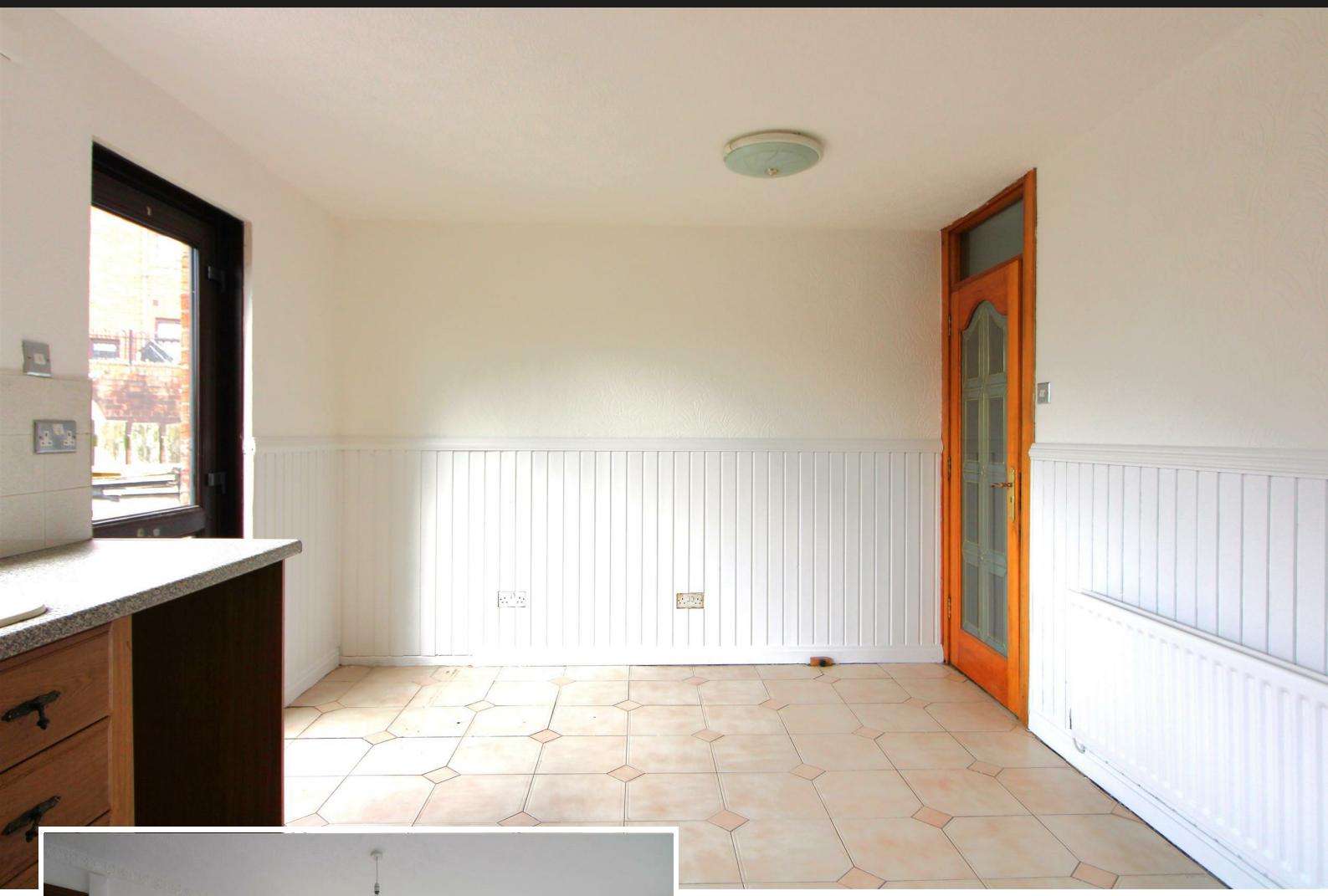
£89,950

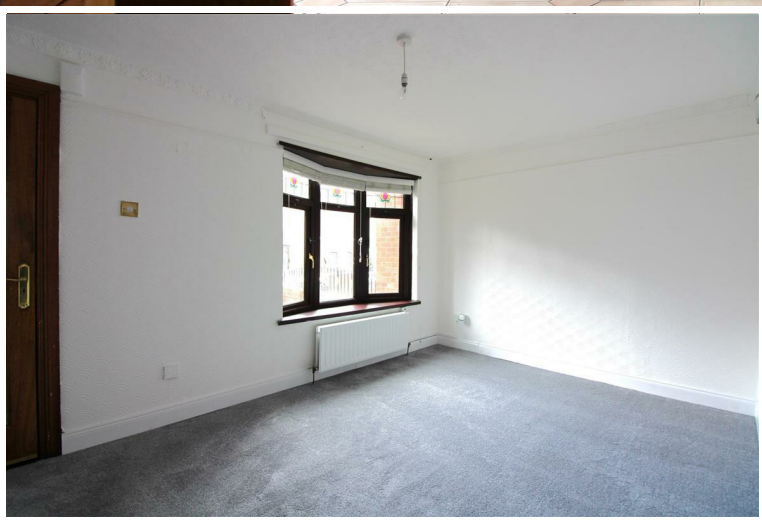
EPC Rating D





106 New Lodge Road, Belfast, BT15 2BZ





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Glass panelled door leading to:

LOUNGE 14'9" x 9'4"

Bay window to front elevation. Glass panelled door leading to:

REAR HALL

Stairwell to first floor. Glass panelled door leading to:







KITCHEN WITH INFORMAL DINING AREA 14'9" x 10'6"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Plumbed for automatic washing machine. Glass fronted display cabinets. Splash back tiling and timber panelling to walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 14'9" x 9'5"

Built in and fitted wardrobes.

BEDROOM 2 10'7" x 7'3"

SHOWER ROOM

White three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Fully tiled walls.

EXTERNAL

Paved front garden.
PVC soffits, fascia and rainwater goods.
Fully enclosed, paved rear garden.
External lighting.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

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.

CRAWFORD MULHOLLAND FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

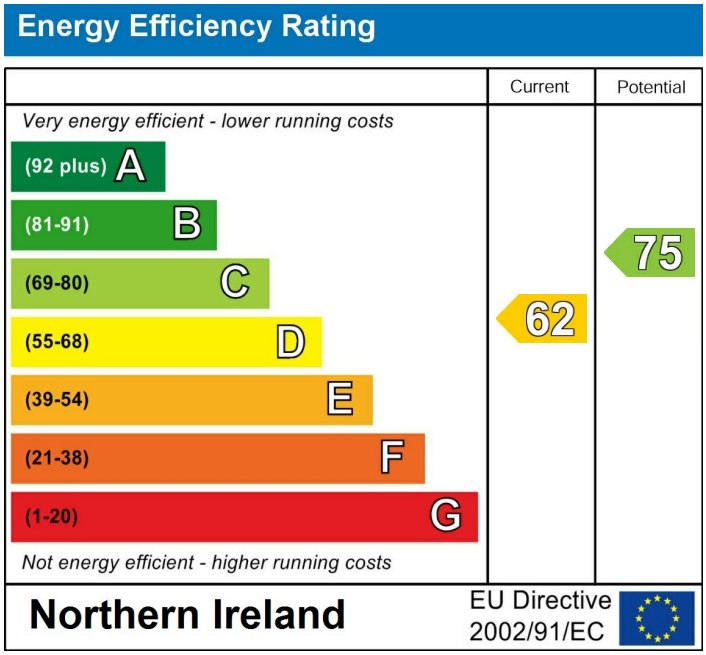
COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES



Well presented two bedroom mid terrace property conveniently located on the New Lodge Road, North Belfast. The property comprises entrance hall, lounge, kitchen with informal dining area, two well proportioned bedrooms and shower room. Externally the property enjoys low maintenance gardens front and rear. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.





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

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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