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25 Seaview Drive, Belfast, BT15 3NB

- Extended Mid Terrace Property
- Lounge
- Kitchen Through Dining Room
- Utility Room
- Detached Garage / Workshop
- Two Well Proportioned Bedrooms
- Separate Family Room
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 13'8" x 9'10"

Focal point fireplace. Wood laminate floor covering. Glass panelled French doors leading to kitchen through dining room.

FAMILY ROOM 13'7" x 10'2" wps

Wood laminate floor covering. Access to under stair store.







KITCHEN THROUGH DINING ROOM 16'5" x 11'8" wps

Modern fitted kitchen with range of high and low storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Integrated dishwasher. Twin glass front display cabinets. Twin built in wine racks. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden / yard.

UTILITY ROOM 6'8" x 6'3"

Range of fitted high level storage units. Granite effect melamine work surface area. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1 13'8" x 9'10" wps

BEDROOM 2 10'1" x 8'0" wps

Access to shelved hot press. Access to roof space.

DELUXE BATHROOM

White four piece comprising panelled bath, separate fully tiled shower enclosure. Pedestal wash hand basin and WC. Electric shower. Part tiled walls.

EXTERNAL

Enclosed low maintenance paved front garden.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed low maintenance rear garden / yard finished in concrete and paving.
Oil fired central heating boiler.
PVC oil storage tank.

DETACHED GARAGE / WORKSHOP 20'5" x 15'10"

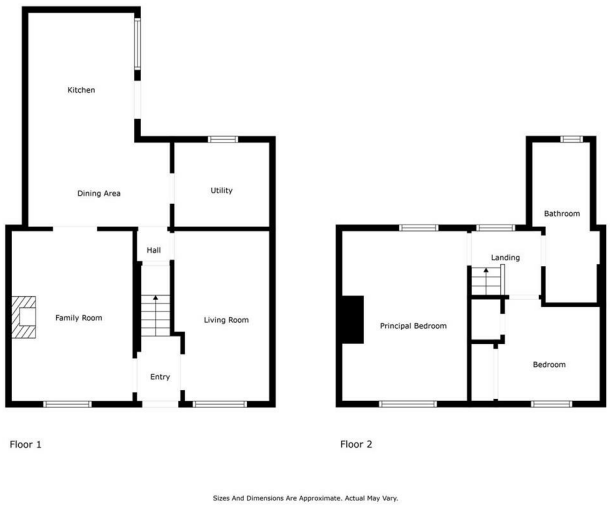
Up and over main door. Separate timber service door to side. Power, light and twin windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



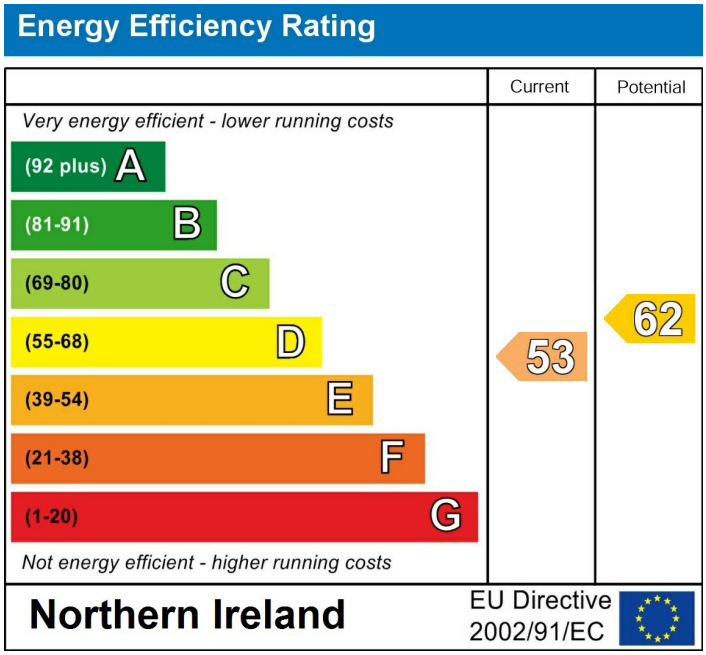


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, extended mid terrace property with detached garage / workshop to rear, located within the Seaview area of North Belfast. The property comprises entrance hall, lounge, family room, kitchen through dining room, modern fitted kitchen, utility room, two well proportioned bedrooms, and deluxe bathroom, with white, four piece suite. Externally the property enjoys low maintenance gardens front and rear, and detached garage / workshop to rear. Other attributes include oil heating, PVC double glazing and convenient location. 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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