COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



23 Arosa Crescent, Belfast, BT15 3EX

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Bathroom; Separate Shower Room
- Private Driveway Area
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Enclosed, Low Maintenance Rear Garden
- Ideal First Time Buy

Offers Over £129,950

EPC Rating C





23 Arosa Crescent, Belfast, BT15 3EX





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled doors to lounge and kitchen.

FULLY TILED WET ROOM STYLE SHOWER ROOM

Thermostat controlled shower, wash hand basin and WC.

LOUNGE 14'6" x 10'9"

Focal point fireplace. Twin windows to front elevation. Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 19'1" x 10'11" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Glass fronted display cabinets. Gas fired central heating boiler. Part tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 11'0" x 11'0"

Built in wardrobe.

BEDROOM 2 11'10" x 9'1" (plus recess)

Built in wardrobe.

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

Built in wardrobe/store.

BATHROOM

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

EXTERNAL

Double gates leading to private driveway area finished in brick pavior.
Tiled entrance porch.
External lighting.
Fully enclosed, low maintenance rear garden finished in brick pavior, concrete and artificial grass.
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.

CRAWFORD MULHOLLAND FINANCIAL

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

...WE DO MORTGAGES

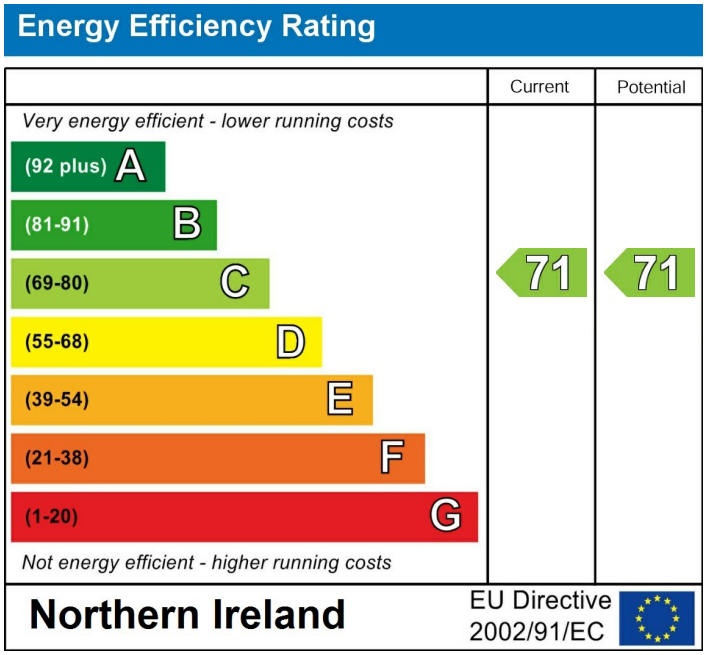
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...WE SELL HOUSES



Well presented, three bedroom, semi detached villa with private driveway driveway area and fully enclosed, low maintenance rear garden, conveniently located within the popular Arosa Crescent, situated off 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 with 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, concrete and artificial grass. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy. 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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Awards

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Belfast Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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