COLIN GRAHAM RESIDENTIAL

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3 Northwick Drive, Belfast, BT14 7NJ

- Well Presented Mid Terrace Property
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Front Garden; Rear Yard
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Fully Tiled Shower Room
- Private Driveway
- Ideal First Time Buy/Buy To Let

Offers Over £94,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'1" x 10'7" (wps)

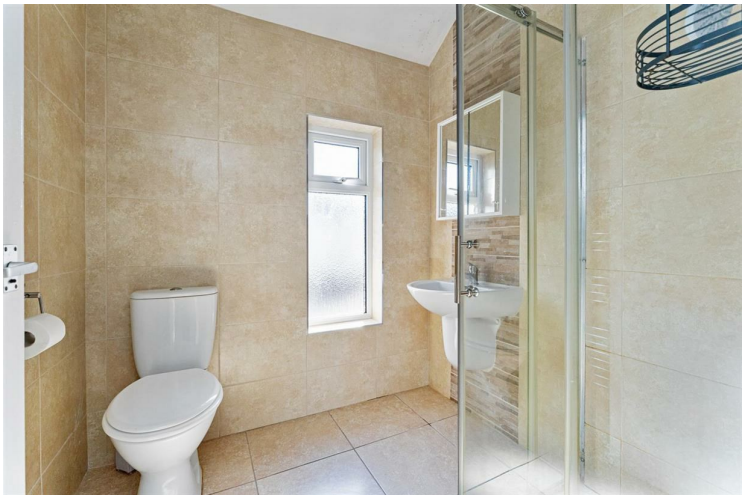
Bay window to front elevation. Wood laminate floor covering. Access to under stairs store. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 13'5" x 7'2"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear yard.







FIRST FLOOR

LANDING

Access to roof space. Wood laminate floor covering.

BEDROOM 1 10'7" x 9'4"

Built in wardrobe. Access to hot press. Wood laminate floor covering.

BEDROOM 2 9'11" x 6'11"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway area, finished in brick pavior.
Front garden, finished in lawn.
Tiled entrance canopy.
External lighting.
Fully enclosed, rear yard.
Gas fired central heating boiler.
Outside store.

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, mid terrace property, situated on Northwick Drive, in the Ardoyne area of North Belfast.

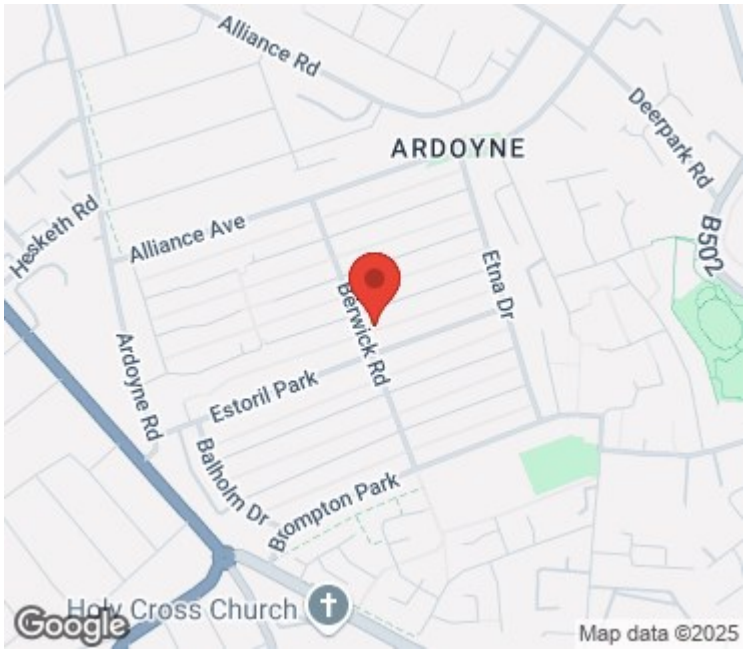
The property comprises entrance hall, bay fronted lounge, kitchen with informal dining area and modern fitted kitchen, two well-proportioned bedrooms, and deluxe fully tiled shower room, with white three piece suite.

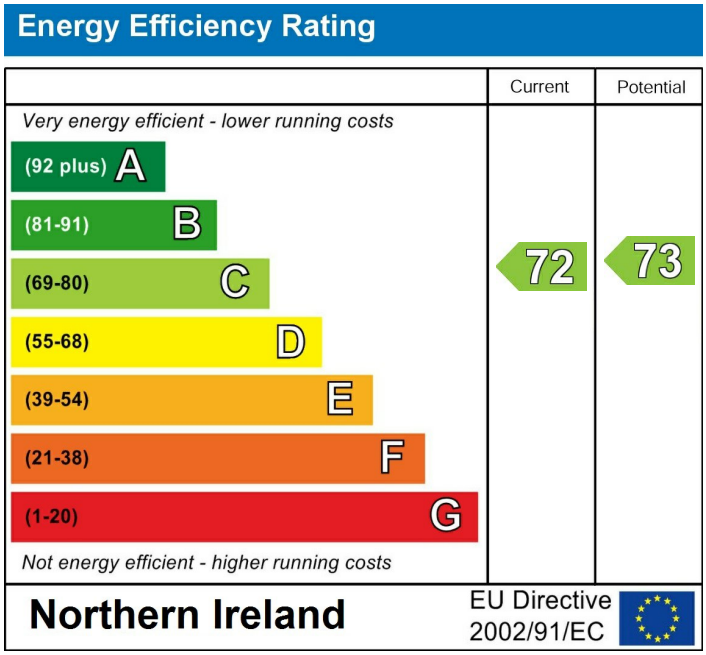
Externally, the property enjoys private driveway, enclosed front garden, and fully enclosed rear yard.

Other attributes include gas heating, PVC double glazing and convenient location.

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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PRS Property Redress Scheme

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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