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96 Henderson Avenue, Belfast, BT15 5FP

- Bay Fronted Semi-Detached Home
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Well Presented Throughout
- Three Bedroom; Three Reception
- Deluxe, Fully Tiled Shower Room
- Mainly PVC Double Glazed
- Mature Gardens
- Convenient Location

Offers Over £219,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door with stainless detailing, matching side screen and fan light over. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'10" x 12'6" wps

Bay window to front elevation. Brick inglenook recess with cast iron, multi-fuel burning stove on granite hearth, with timber mantle.

FAMILY ROOM 12'7" x 10'9"

Fitted shelving.

DINING ROOM 7'1" x 6'5"

Open arch leading to kitchen.







KITCHEN 10'1" x 9'9"

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface with matching upstands to walls. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob, with glass splash back and stainless steel extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Plumbed and space for automatic washing machine. Tile effect wood laminate floor covering. Glass panelled door leading to rear hall.

REAR HALL

Tile effect wood laminate floor covering. PVC double glazed door to rear garden.

CLOAKROOM

With WC. Half tiling to walls. Fitted shelving.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'10" x 10'11" wps

Bay window to front elevation.

BEDROOM 2 11'10" x 10'7"

BEDROOM 3 8'2" x 8'0"

DELXUE FULLY TILED SHOWER ROOM

Contemporary, white four-piece suite, comprising fully tiled shower enclosure, floating vanity unit, bidet and WC. Thermostat controlled mains shower unit with drench shower head. Wall recessed mirror over sink. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway area, finished in concrete.
Low maintenance front garden, finished in decorative stone and range of plants, trees and shrubbery.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn and range of plants, trees and shrubbery.
Twin garden stores with power, light and gas fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



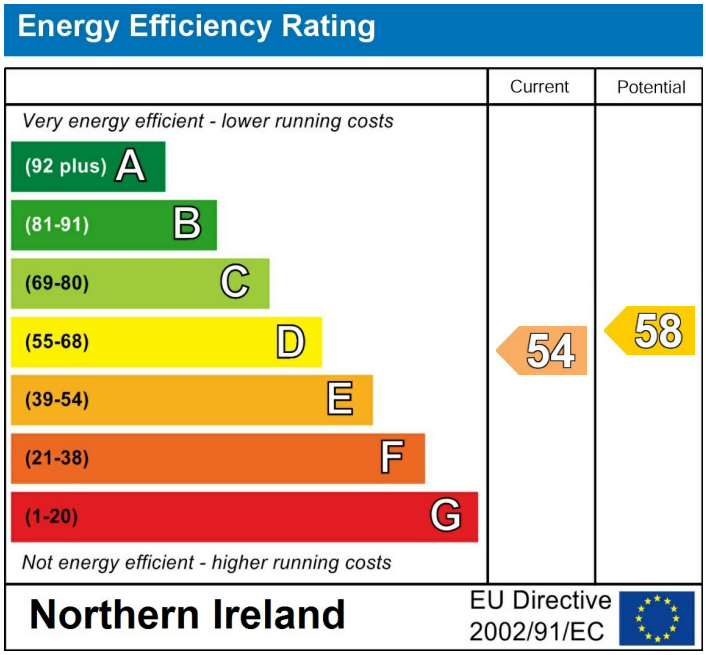


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom / three reception, bay fronted, semi-detached home, conveniently located on Henderson Avenue, off Old Cavehill Road, North Belfast. The property comprises entrance hall, lounge with multi-fuel burning stove, family room, dining room, open arch to modern fitted kitchen, rear hall, cloakroom with WC, three well-proportioned bedrooms, and deluxe, fully tiled shower room with white, four-piece suite. Externally the property enjoys private driveway, and mature gardens front and rear. Other attributes include gas heating and PVC double glazing (bar bathroom and entrance hall). 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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