COLIN GRAHAM RESIDENTIAL

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155 Joanmount Park, Belfast, BT14 6PG

- Extended Semi Detached Home
- Bay-Fronted Lounge
- Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Floored Roof Space
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating C

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

LOUNGE 15'5" x 12'11" (wps)

Box bay window to front elevation. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 13'1" x 7'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel splashback and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Twin glass fronted display cabinets. Splashback tiling to walls. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 13'1" x 9'2"

Wall to wall fitted wardrobes in glass and mirrored panelled sliding doors.

BEDROOM 2 10'8" x 7'10" (wps)

Built in store. Access to floored roof space via slingsby style ladder.

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower. Chrome towel radiator.

FLOORED ROOF SPACE 13'1" x 8'6"

Power, light, radiator and Velux window. Access to under eaves store and gas fired central heating boiler.

EXTERNAL

Low maintenance front garden/yard finished in concrete with double gates to road.
PVC soffits, fascia and rainwater goods.
External lighting.
Rear garden finished mainly in lawn and paved patio areas.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

Well presented, two bedroom, semi detached home with bay extension to lounge and floored roof space, situated within the popular Joanmount area, off Ballysillan Road, North Belfast.

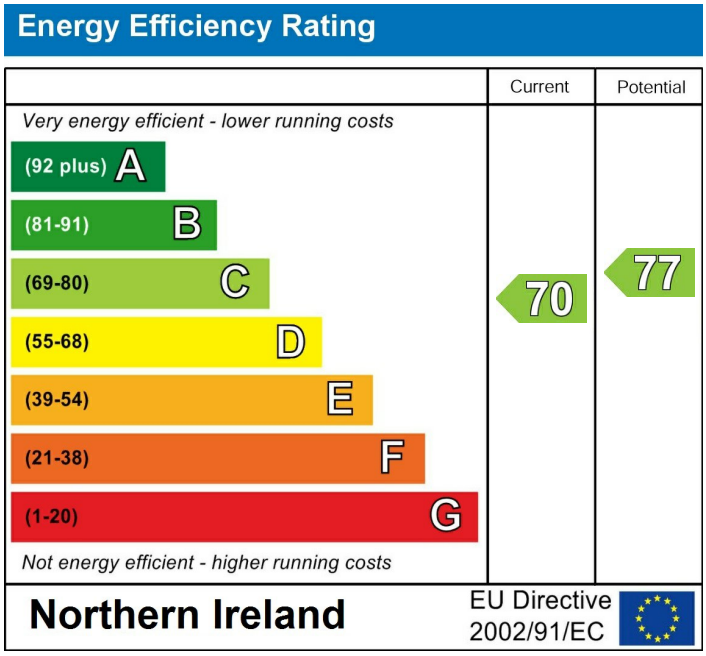
The property comprises entrance hall, bay-fronted lounge, kitchen with informal dining area, two well-proportioned bedrooms, fully tiled bathroom, and floored roof space.

Externally, the property enjoys low maintenance front garden/yard, and fully enclosed rear garden, finished mainly in lawn and paved patio areas.

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

Ideal first time buy / buy to let investment.

Early interest 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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