COLIN GRAHAM RESIDENTIAL

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24 Mount Vernon Gardens, Belfast, BT15 4BQ

- Mid Terrace Property
- Lounge
- Shower Room; White Suite
- Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £89,950

EPC Rating D





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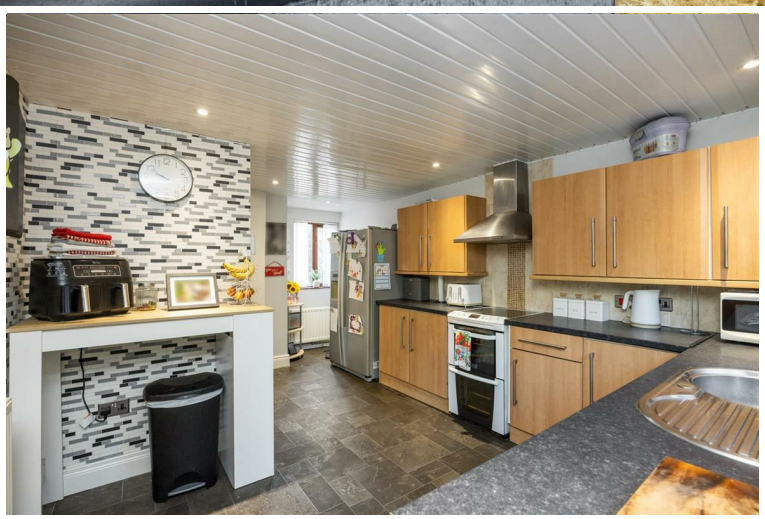


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Tiled floor. Stairwell to first floor. Glass panelled doors to lounge and kitchen.

LOUNGE 16'11" x 8'11"

PVC, double glazed, sliding patio door to rear garden.







KITCHEN WITH INFORMAL DINING AREA 17'0" x 10'9" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed and space for washing machine. Space for fridge freezer. Splashback tiling to walls. Access to under stairs store with gas fired central heating boiler. PVC double glazed door, leading to rear garden.

FIRST FLOOR

LANDING

Twin access points to roof space.

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

BEDROOM 2 12'1" x 8'11" (wps)

Built in wardrobe/store.

BEDROOM 3 8'11" x 7'10"

Wood laminate floor covering.

SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Fully panelled walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Low maintenance, paved front garden.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, tiered rear garden, finished in lawn, decorative stone 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.



COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES



Well presented, three bedroom, mid terrace property, conveniently located within the popular Mount Vernon area of North Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, three well-proportioned first floor bedrooms, and shower room with contemporary, white, three piece suite.

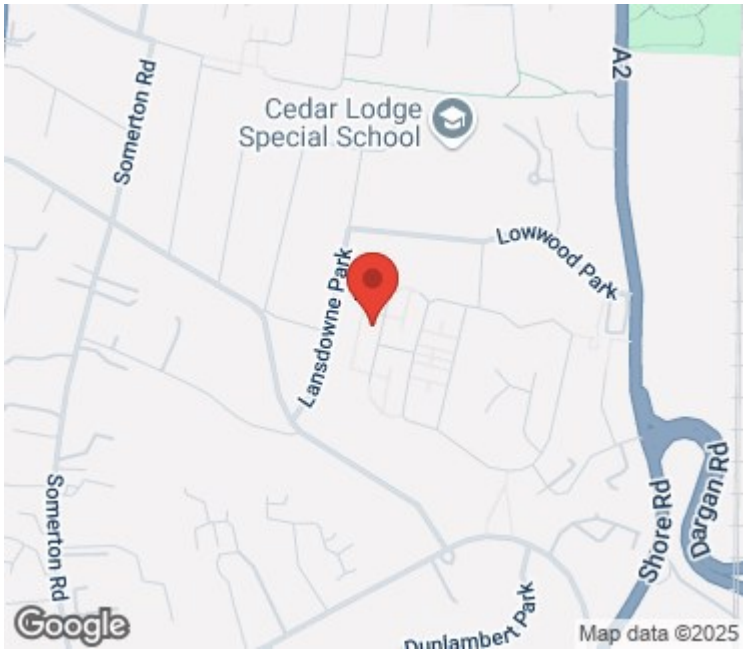
Externally, the property enjoys low maintenance gardens front and rear.

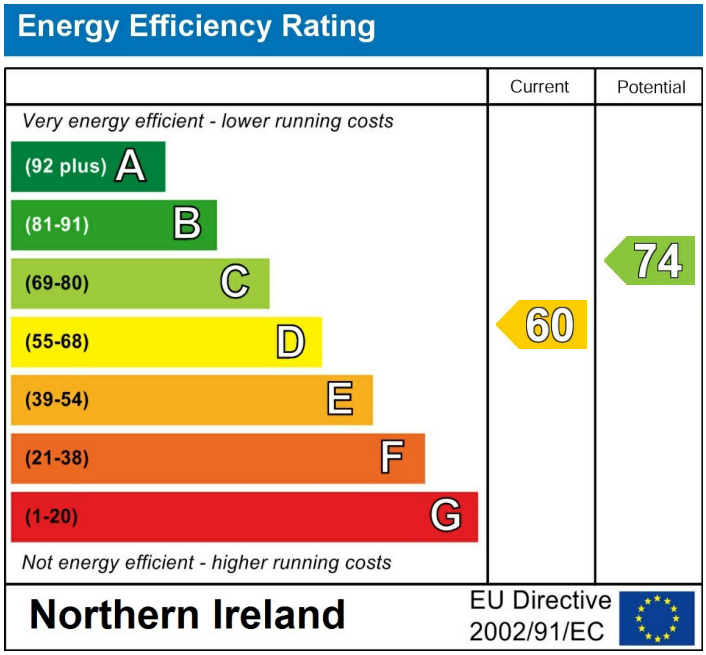
Other attributes include gas fired central heating and double glazing.

Ideal first time buy / buy to let investment alike.

Sitting tenant option available.

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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