COLIN GRAHAM RESIDENTIAL

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63 Gainsborough Drive, Belfast, BT15 3EJ

- Bay-Fronted Mid Terrace Property
- Lounge; Open Arch to Dining Room
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen
- Oil Heating
- Enclosed Rear Yard
- Ideal First Time Buy/Buy To Let

Offers Over £89,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed fan light over. Wood laminate floor covering. Stairwell to first floor. Feature height ceiling with coving, continuing throughout majority of property. Glass panelled door, leading to:

LOUNGE 12'9" x 9'9" (wps)

Bay window to front elevation. Tiled focal point fireplace. Wood laminate floor covering. Open arch leading to:

DINING ROOM 10'9" x 10'0"

Wood laminate floor covering. Access to under stairs store.



KITCHEN WITH INFORMAL DINING AREA 12'5" x 6'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Breakfast bar area. Splashback tiling to walls. Composite, double glazed door to rear yard.

FIRST FLOOR

HALF LANDING

Access to hot press.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Part tiling to walls.



LANDING

Stairwell to second floor.

BEDROOM 1 13'6" x 10'2"

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

Wood laminate floor covering.

SECOND FLOOR

BEDROOM 3 12'5" x 12'10" (wps)

Wood laminate floor covering. Access to under eaves storage.

EXTERNAL

Low maintenance, paved, front garden.
PVC oil storage tank.
Oil fired central heating boiler.
External lighting.
Fully enclosed yard to rear.



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

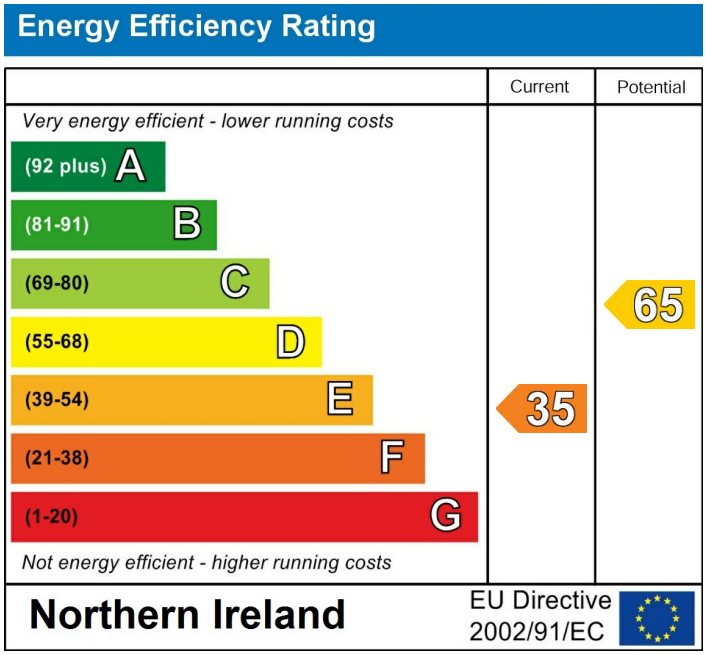




SIZES AND DIMENSIONS ARE APPROXIMATE.

Recently refurbished, three-bedroom, mid terrace property, conveniently located within a popular residential area of North Belfast. The property comprises entrance hall, bay fronted lounge with focal point fireplace, open arch to dining room, kitchen, three well proportioned bedrooms, and bathroom with white three piece suite. Externally, the property enjoys low maintenance paved garden to front, and enclosed yard to rear. Other attributes include oil heating and PVC double glazing. 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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Shortlisted TheNegotiator Awards 2019

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