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32 Brookvale Street, Belfast, BT14 6BZ

- Linked Mid Town House Property
- Lounge
- Kitchen
- Oil Heating; Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Dining Room
- Bathroom; White Suite
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £134,950

EPC Rating D

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front entrance door. Stairwell leading to first floor. Tile effect lino floor covering. Glazed panelled door leading into:

LOUNGE 13'6" x 13'4"

Wood laminate floor covering. PVC double glazed picture window to front elevation. Focal point, decorative fireplace with electric fire inset. Open arch into:

DINING ROOM 9'8" x 9'3"

Wood laminate floor covering. PVC double glazed window to rear elevation.

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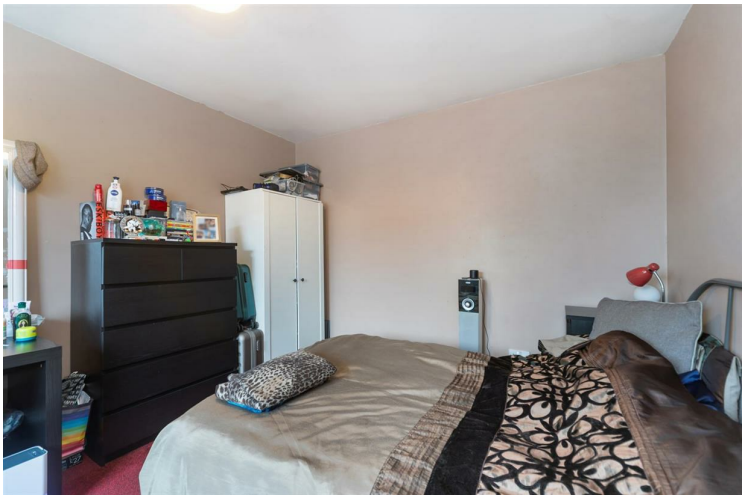

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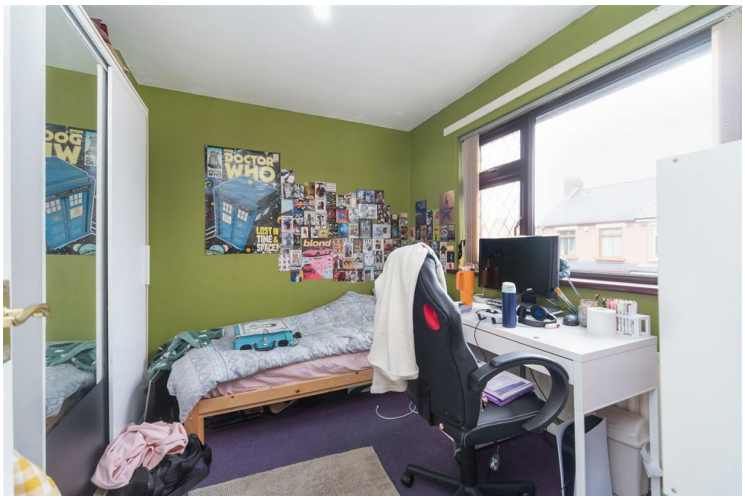


KITCHEN 9'8" x 6'11"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine. Tile effect lino floor covering. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access into roof space. Built in store with insulated water tank. PVC window to front elevation.

BEDROOM 1 14'1" x 10'0"

PVC double glazed picture window to rear elevation.

BEDROOM 2 12'11" x 10'4"

PVC double glazed picture window to front elevation.

BEDROOM 3 10'1" x 9'4"

PVC double glazed window to front elevation.

BATHROOM 6'1" x 5'4"

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit over bath. Tiled walls. Wood laminate floor covering.

EXTERNAL

Communal parking area to the rear.
Fully enclosed, low maintenance rear garden finished in paving and shrub beds.
PVC oil storage tank.
Oil fired central heating boiler (housed).
Outside tap.

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.

[redacted]

Three bedroom, linked mid town house property, conveniently situated off Antrim Road/Cliftonville Road, North Belfast.

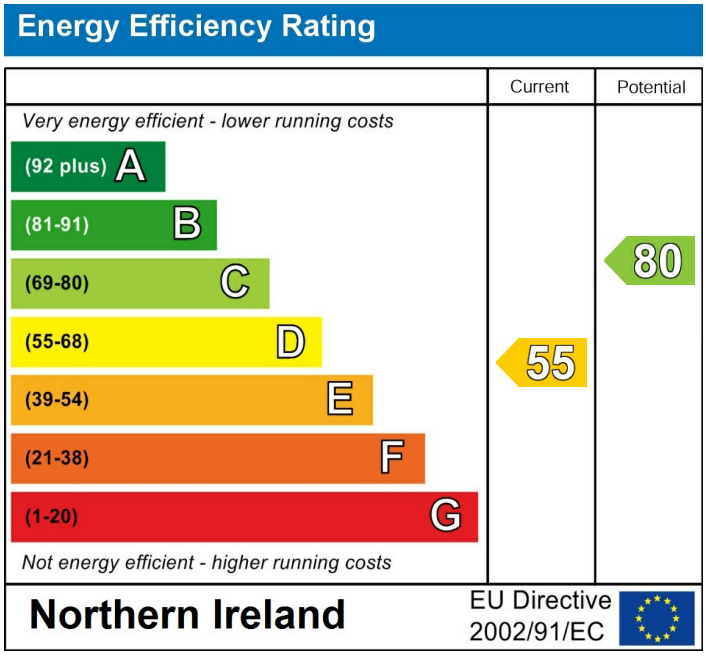
The property comprises entrance hall, lounge, dining room, kitchen, three well-proportioned bedrooms, and bathroom, with white, three piece suite.

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

Other attributes include oil heating and 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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