



10 Mount Vernon Drive, Belfast, BT15 4BP

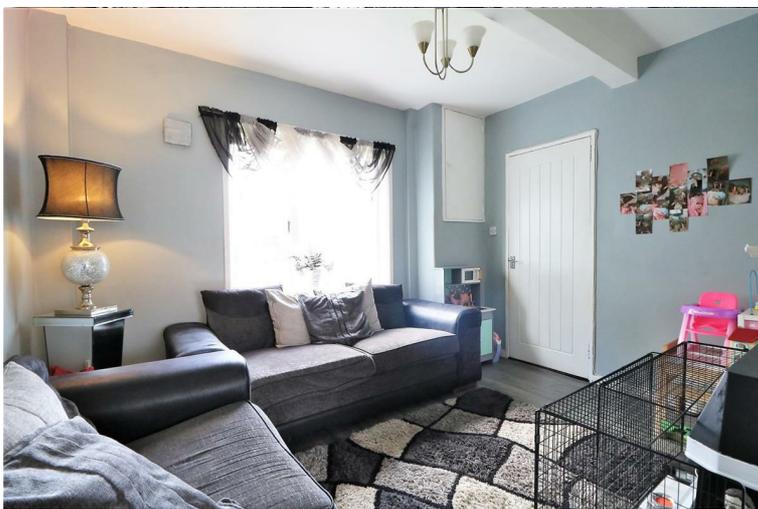
- End Terrace
- Lounge; Open Arch To Dining Room
- Shower Room With White Suite
- Furnished Cloakroom
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazed Windows
- Generous Sized Gardens
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £84,950

EPC Rating D



10 Mount Vernon Drive, Belfast, BT15 4BP



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glazed front door with matching glazed side screen. Wood laminate floor covering. Stairwell leading to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Wood laminate floor covering.

LOUNGE 11'5" x 9'1"

Focal point fireplace. Wood laminate floor covering. Open arch leading into:

DINING ROOM 8'11" x 8'9"

Wood laminate floor covering.



KITCHEN 10'10" x 10'4"

Modern fitted kitchen with range of high and low level storage units and complementary melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to work surface. Access to hot press and under stairs store. Hardwood glazed rear door.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 widest points

BEDROOM 2 widest points

BEDROOM 3 widest points

Access to built in wardrobe/store.

SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled shower unit. Part tiled walls.

EXTERNAL

Front gardens finished in lawn.

Generous sized side garden finished in lawn.

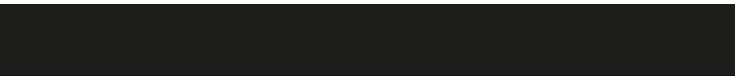
Fully enclosed rear garden finished in lawn and paved patio area.

External lighting.

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.





Well presented, three bedroom / two reception, end terrace property with generous sized gardens, conveniently located within the popular Mount Vernon area of North Belfast. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace and open arch into dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and shower room with white three piece suite. Externally the property enjoys front gardens finished in lawn, generous sized side garden finished in lawn, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating and PVC double glazed windows. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

