



## 50 Prestwick Park, Belfast, BT14 6PJ

- Extended, Refurbished Semi D
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- PVC Double Glazing
- Immaculately Presented Throughout
- Three Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Oil Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £139,950

EPC Rating D



50 Prestwick Park, Belfast, BT14 6PJ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door. Wood laminate floor covering. Stairwell leading to first floor.

#### LOUNGE 13'4" x 9'0"

Wood laminate floor covering. PVC double glazed picture window to front elevation.

#### DINING ROOM / FAMILY ROOM 13'2" x 7'6"

Access to built in under stairs store. Built in hot press.



## **KITCHEN WITH INFORMAL DINING AREA 12'11" x 9'8"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated four ring hob with extractor canopy and splashback over. Integrated undercounter electric oven. Space for fridge freezer. Plumbed for dishwasher. Plumbed for automatic washing machine. Space for tumble dryer. Matching upstands. Breakfast bar bench and tile effect lino floor covering. PVC double glazed door leading to rear garden. Recessed spotlights.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 13'5" x 9'1" (wps)**

PVC double glazed picture window to front elevation. Built in store.

### **BEDROOM 2 10'9" x 9'10" (wps)**

### **BEDROOM 3 9'10" x 9'9" (wps)**

### **DELUXE SHOWER ROOM 6'5" x 5'10"**

Contemporary, white three piece suite comprising shower enclosure, vanity unit with wash hand basin and WC. Electric shower unit. Fully PVC panelled walls. Wood laminate floor covering. Recessed spotlights. Chrome towel radiator.

### **EXTERNAL**

Low maintenance front garden finished with tree, shrubbery and decorative stone.

Fully enclosed rear garden finished in lawn, brick pavior patio area and range of plants, trees and shrubbery.

PVC oil storage tank.

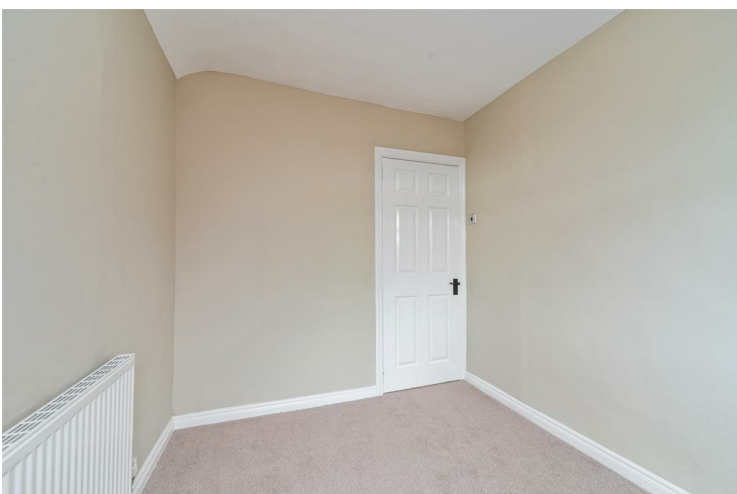
Oil fired central heating boiler.

External lighting.

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.

**Immaculately presented, refurbished, extended semi detached home, situated off Ballysillan Road, North Belfast.**

**The property comprises entrance hall, lounge, separate dining room/family room, kitchen with informal dining area, three bedrooms, and deluxe shower room, with contemporary, white three piece suite.**

**Externally, the property enjoys gardens front and rear.**

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

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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