COLIN GRAHAM RESIDENTIAL

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162 Skegoneill Avenue, Belfast, BT15 3JU

- Detached Villa
- Lounge; Separate Family / Dining Room
- Bathroom; Separate Cloakroom With WC
- Private Driveway
- Large Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Large Attached Garage
- Convenient Location

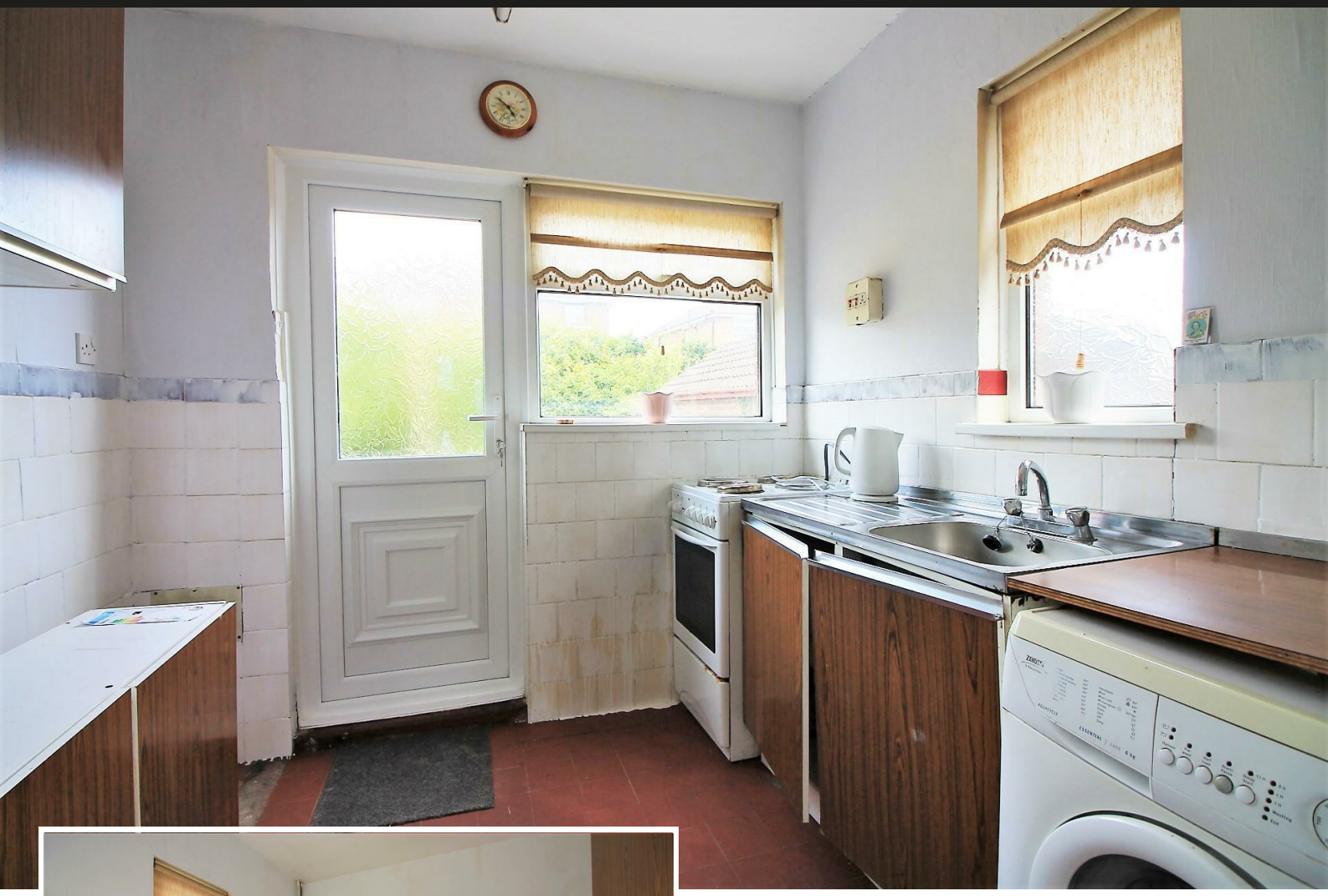
Offers Over £109,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stair store.

LOUNGE 12'3" x 12'0"

FAMILY ROOM / DINING ROOM 11'10" x 10'2"

KITCHEN 8'2" x 7'9"

Fitted storage units and melamine work surface area. Stainless steel sink with draining bay. Cooker point. Plumbed for automatic washing machine. Half tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR







LANDING

Access to roof space.

BEDROOM 1 12'1" x 10'3"

BEDROOM 2 11'11" x 10'2"

BEDROOM 3 9'1" x 8'1" (wps)

Built in wardrobe/store.

BATHROOM

Two piece suite comprising bath and pedestal wash hand basin. Half tiling to walls. Access to hot press.

CLOAKROOM

With WC.

EXTERNAL

Paved front.
Private driveway finished in concrete.
Large, fully enclosed rear garden finished in lawn and patio area.
PVC oil storage tank.
External lighting.

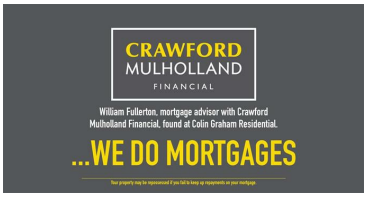
LARGE ATTACHED GARAGE 21'2" x 10'9"

Up and over door. Separate service door to rear garden.
Power, light and oil fired central heating boiler.

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.

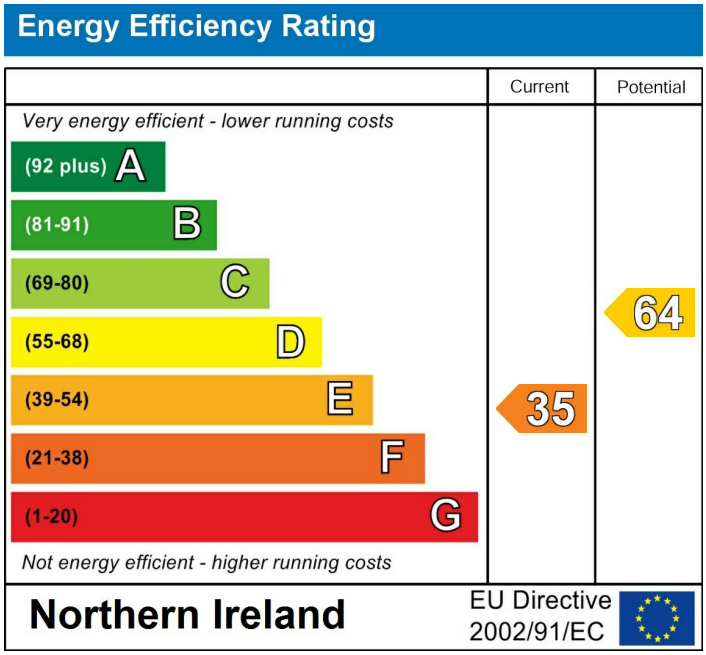






Well presented, three bedroom / two reception, semi detached villa with large attached garage, located on the popular and conveniently accessed Skegoneill Avenue, situated off the Shore Road, North Belfast. The property comprises entrance hall, lounge, separate family room/dining room, fitted kitchen, three well proportioned first floor bedrooms, bathroom with two piece suite and separate cloakroom with WC. Externally the property enjoys private driveway finished in concrete, large attached garage, paved front, and large, fully enclosed rear garden finished in lawn and patio area. Other attributes include oil fired central heating, PVC double glazing and convenient location. The property is currently undergoing a treatment plan for Japanese knotweed, which has been generously reflected in the marketing figure. 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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PRS Property Redress Scheme

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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