



North Gardens,

£164,950



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This attractive red brick semi detached villa is ideally positioned within this highly regarded and ever sought after residential location. Internally the bright accommodation comprises three bedrooms, two separate reception rooms, kitchen and shower with modern white suite. Externally there is driveway to car parking and detached garage with well tended enclosed garden to rear. Further benefits include uPVC double glazed window frames and doors, oil fired central heating and double-glazed lean-to conservatory. The property provides ease of access to the many day to day amenities at Ballyhackamore with public transport links and many leading schools also close at hand. Properties within this location have a proven track record for creating strong demand when presented to the open market. Ideally suitable for young professional or young family alike. Early internal viewing is highly recommended in order to avoid disappointment.

ACCOMMODATION

uPVC double glazed front door to entrance hall, laminate wooden floor, under stairs storage

LOUNGE

3.40m x 3.00m (11'2" x 9'10")

DINING / FAMILY ROOM

3.30m x 3.30m (10'10" x 10'10")

Stone fireplace, laminate wooden floor

KITCHEN

3.81m x 2.44m (12'6" x 8'0")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, fully tiled walls, ceramic tiled floor, glazed display cabinets, breakfast bar, uPVC double glazed door to garden



For full EPC please contact the branch

LEAN TO CONSERVATORY

2.92m x 2.44m (9'7" x 8'0")

Ceramic tiled floor, double glazed french doors to rear garden

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM ONE

3.05m x 2.74m (10'0" x 9'0")

Built in robe with mirrored sliding doors

BEDROOM TWO

3.20m x 2.31m (10'6" x 7'7")

Built in robe with mirrored sliding doors, laminate wooden floor

BEDROOM THREE

2.82m x 2.74m (9'3" x 9'0")

MODERN SHOWER ROOM

White suite, built in shower cubicle with Aqualisa shower, semi pedestal wash hand basin, dual flush close coupled WC, ceramic tiled floor, fully tiled walls, recessed low voltage spotlights, hotpress with copper cylinder, immersion heater and storage above

OUTSIDE

Front garden in lawns and shrubs Driveway to car parking and detached matching garage, up and over door, light, power, oil fired boiler Enclosed garden to rear, lawns, shrubs, paved patio area, PVC oil tank, outside light and tap, garden shed

