



Ramore Park,

**£139,950**



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# Ramore Park, Belfast

£139,950

We are delighted to market this well presented end terrace home in a much sought after residential area, extremely convenient to the many amenities in the surrounding locality including those on the Lisburn Road and Finaghy itself. The property is well maintained both inside and out and ready to move straight into. In brief the accommodation offers three spacious bedrooms and family bathroom to the first floor whilst the ground floor boasts front living room, dining room through to modern kitchen. Externally this great property has an extensive South facing enclosed rear garden which will be ideal for entertaining in the summer months ahead. Other key features include gas heating, double glazing throughout and tarmac driveway for several cars. Viewing is a must and can be arranged through Reeds Rains on 02890 680420.

## GLAZED PVC FRONT DOOR

Matching side panels.

## HALLWAY

Laminate wood flooring. Under stairs storage. Alarm panel.

## LIVING ROOM

4.09m x 3.25m (13'5" x 10'8")

Laminate wood flooring. Front aspect. Open fireplace with tiled hearth and mantle. Cornice work.

## DINING ROOM

4.29m x 3.68m (14'1" x 12'1")

Laminate wood flooring. Rear aspect. Tiled fireplace. Picture rail.

## KITCHEN

3.20m x 2.49m (10'6" x 8'2")

Excellent range of high and low level units. Formica worktops. Built in electric 'AEG' oven. 4 ring 'AEG' hob.

Concealed over head extractor fan. Part tiled walls. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Gas boiler. Pvc rear door.

## STAIRS TO:-

## FIRST FLOOR LANDING

Laminate wood flooring. 2 x Built in shelved storage cupboard. Access to part floored roofspace.

## BEDROOM 1

4.29m x 2.64m (14'1" x 8'8")

Laminate wood flooring. Rear aspect. Built in storage cupboard. Cornice work.

## BEDROOM 2

3.20m x 2.92m (10'6" x 9'7")

Laminate wood flooring. Front aspect. Cornice work.

## BEDROOM 3

3.38m x 2.62m (11'1" x 8'7")

Laminate wood flooring. Rear aspect. Cornice work.

## BATHROOM

2.31m x 1.55m (7'7" x 5'1")

Low flush WC. Panelled bath with mixer taps and over head chrome thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Tiled walls. Tiled floor. Tongue and groove ceiling.

## OUTSIDE

Tarmac driveway for several cars. Paved patio area. Extensive rear South facing garden laid in lawns. Border hedging. Raised flower beds. Outside tap. Outhouse.

## Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

