

Dougan

RESIDENTIAL

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douganproperty.com

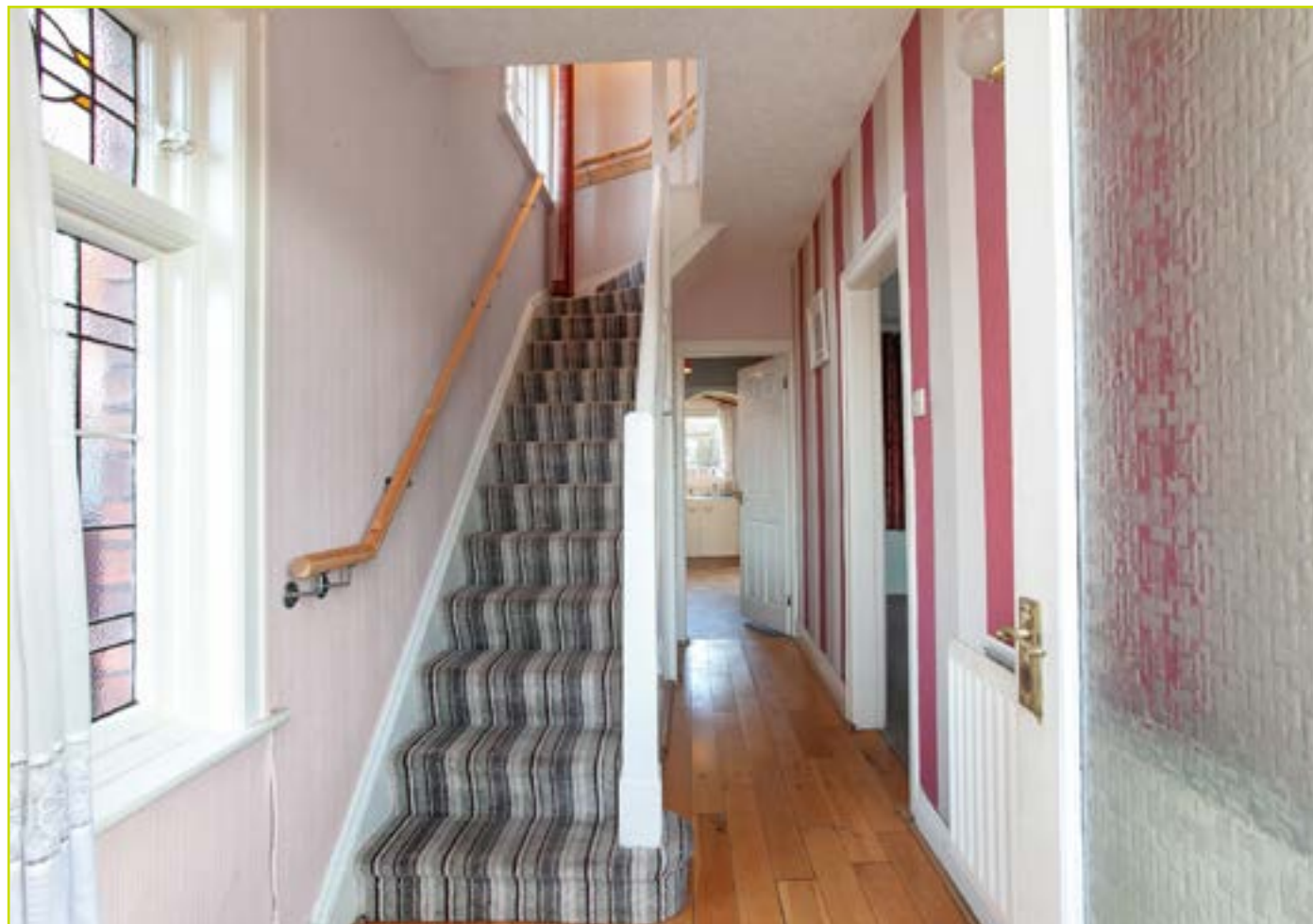


53 Irwin Drive
Belfast, BT4 3AR

Asking Price £194,950

KEY FEATURES

- Semi-Detached Family Home In Need Of General Refurbishment
- Walking Distance Of Ballyhackamore Shops And Amenities
- Belfast City Centre Easily Accessible By Glider Or Car
- Bright And Spacious Through Lounge
- Kitchen With A Range Of Units
- Three Generous Bedrooms
- First Floor Bathroom
- Gas Fired Central Heating
- Private, Enclosed Rear Garden
- Driveway Parking
- Extremely Popular Residential Area
- Superb Potential



SUMMARY

Semi-detached family home in need of general refurbishment located with walking distance of the vibrant Ballyhackamore. Belfast city centre is easily accessible buy glider, bus or car.

This fine family home offers great potential and is sure to appeal to a wide range of purchasers. The accommodation briefly comprises of a bright and spacious through lounge and a kitchen on the ground floor. Three bedrooms and a family bathroom are to the first floor.

The property further benefits from driveway parking and a private enclosed rear garden laid in lawn.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH:

ENTRANCE HALL:

Wood strip flooring

THROUGH LOUNGE: 23' 5" x 10' 3" (7.13m x 3.12m)

Bay window, cornicing

KITCHEN : 14' 6" x 7' 10" (4.43m x 2.38m)

Range of high and low level units, stainless steel sink unit, space for oven and hob, plumbed for washing machine, space for fridge freezer, formica work surfaces, partly tiled walls, tongue and groove ceiling

First Floor

LANDING:

BATHROOM: Panel bath with chrome taps, low flush w.c, wash hand basin with chrome taps, tongue and groove ceiling, fully tiled walls

BEDROOM (1): 10' 3" x 9' 5" (3.13m x 2.88m)

BEDROOM (2): 10' 2" x 10' 1" (3.09m x 3.08m)

BEDROOM (3): 6' 12" x 6' 6" (2.13m x 1.97m)

Outside

Private and enclosed rear garden laid in lawn with mature shrubs and hedges.

Paved driveway parking.

Paved front garden.

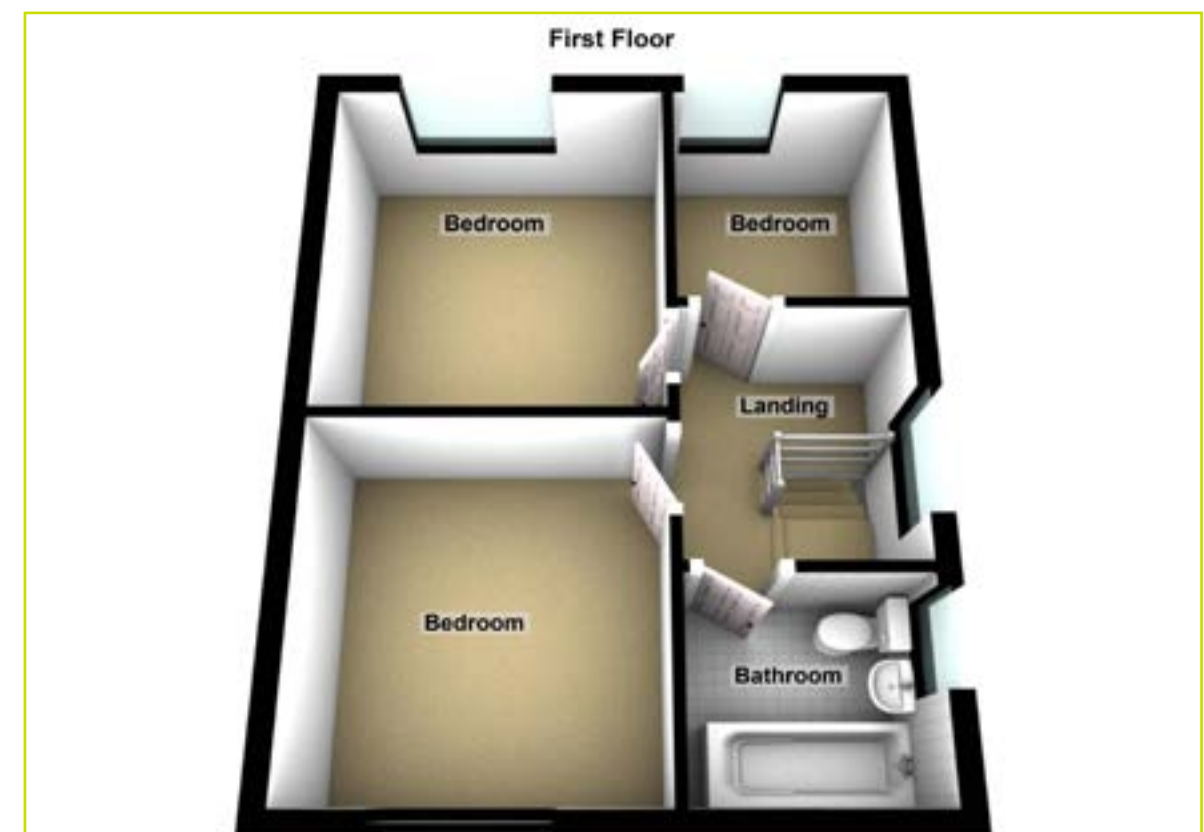
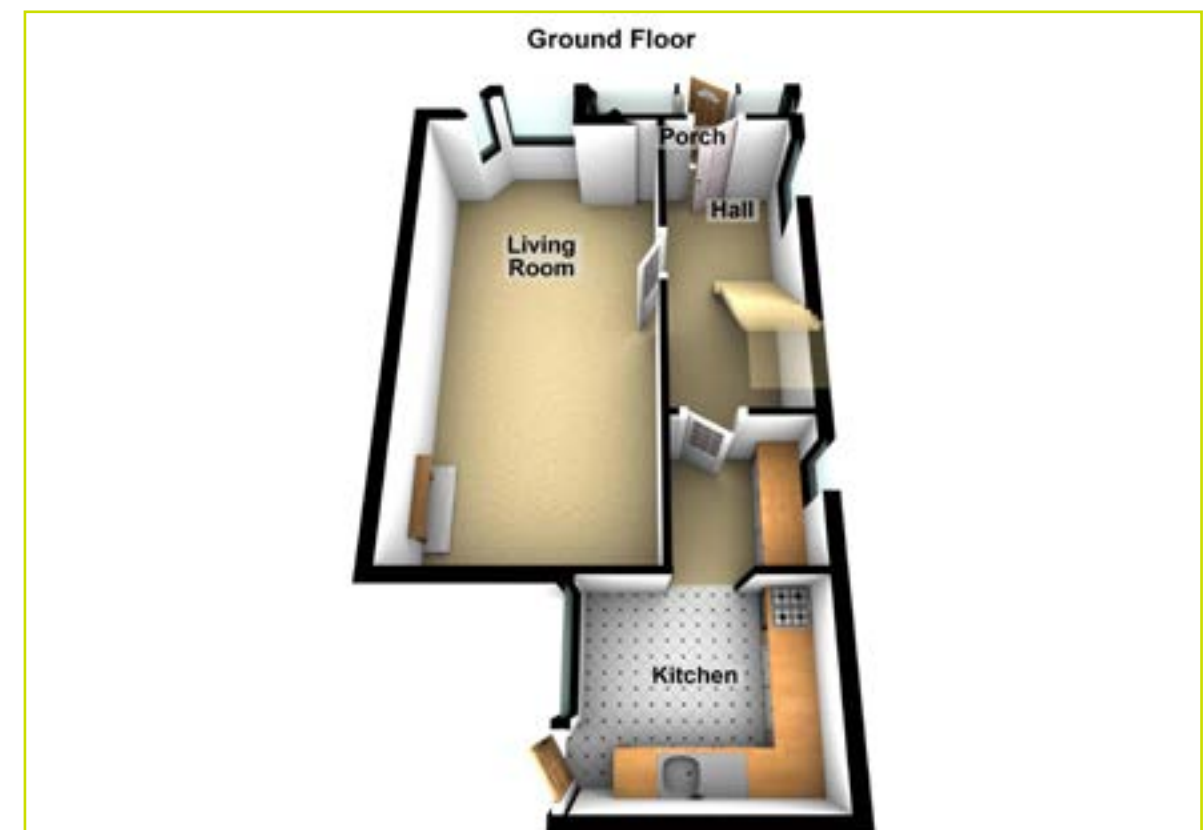




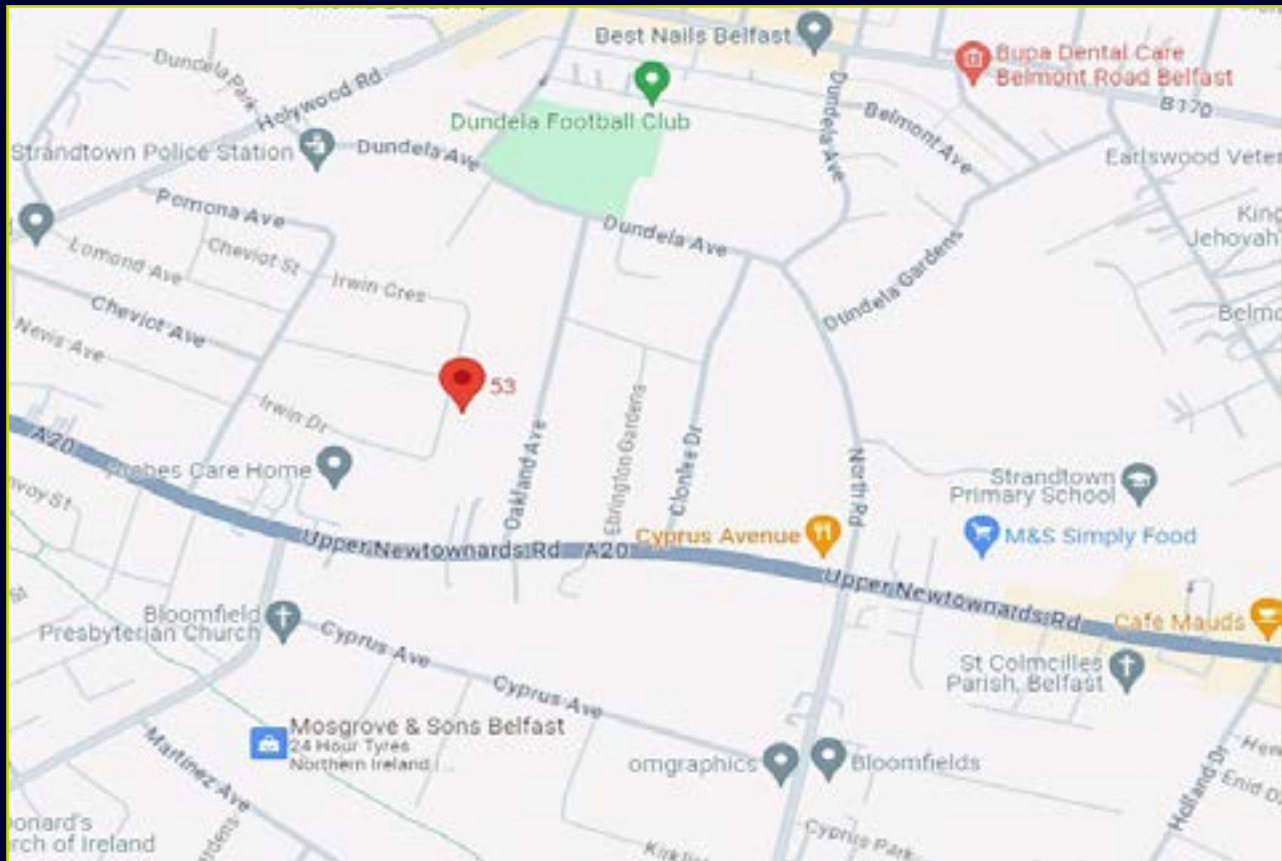




FLOOR PLANS (NOT TO SCALE)



Location Map



EPC



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