



21 AIGBURTH PARK, BELFAST, BT4 1PQ



- A Most Impressive And Exceptionally Well Presented End Terrace Property Occupying A Prime Setting With Car Parking Area And Garage To Rear
- Lounge And Dining Area With Cast Iron Decorative Fireplace And Slate Hearth
- Extended And Luxury Fitted Kitchen With Integrated Appliances And Patio Doors
- Three Bedrooms With Laminated Timber Floors
- Luxury Tiled Bathroom With Thermostatic Shower And Chrome Finish Heated Towel Rail
- Front And Side Gardens With Patio Area And Enclosed Patio To Rear
- Car Parking Area For Two Cars And Detached Garage With Roller Shutter Door
- Gas Fired Central Heating System With Worcester Boiler

PRICE: OFFERS IN THE REGION OF £145,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF:RMI60221HG

- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- A Most Outstanding Starter Home Offering Many Extra Features, Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Oak laminated timber floor. Coving. Storage understairs.

LOUNGE/DINING AREA:

6.44m (21'2") x 3.25m (10'8")

Decorative fireplace with cast iron fire surround and slate hearth. Oak laminated timber floor and coving.

EXTENDED AND LUXURY FITTED KITCHEN:

3.30m (10'10") x 3.23m (10'7")

Integrated appliances. Range of high and low level units. Laminated work surfaces. Inset single drainer stainless steel sink unit with mono style mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Integrated washing machine. PVC double glazed door to enclosed patio area. PVC double glazed door to patio and side garden. Oak effect laminated timber floor. Part tiled walls. Built in cupboard with Worcester gas fired boiler.



FIRST FLOOR:

BEDROOM (1):
3.14m (10'4") x 2.86m (9'5")
Laminated timber floor. Coving.



BEDROOM (2):
3.19m (10'6") x 2.87m (9'5")
Laminated timber floor. Coving. Feature exposed brick chimney breast.



BEDROOM (3):
2.31m (7'7") x 2.05m (6'9")
Oak laminated timber floor.



LUXURY TILED BATHROOM WITH WHITE SUITE:
Panelled bath. Mixer tap. Thermostatic shower and shower screen. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. PVC panelled ceiling with recessed spotlights. Wood effect tiled floor. Built in storage cupboard.



OUTSIDE:
Front and side gardens and paved patio area. Enclosed patio area to rear with raised timber deck. Car parking area for two cars.

GARAGE: Roller shutter door.

RATES PAYABLE: For period April 2019 to March 2020 £770.35

TENURE: We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.



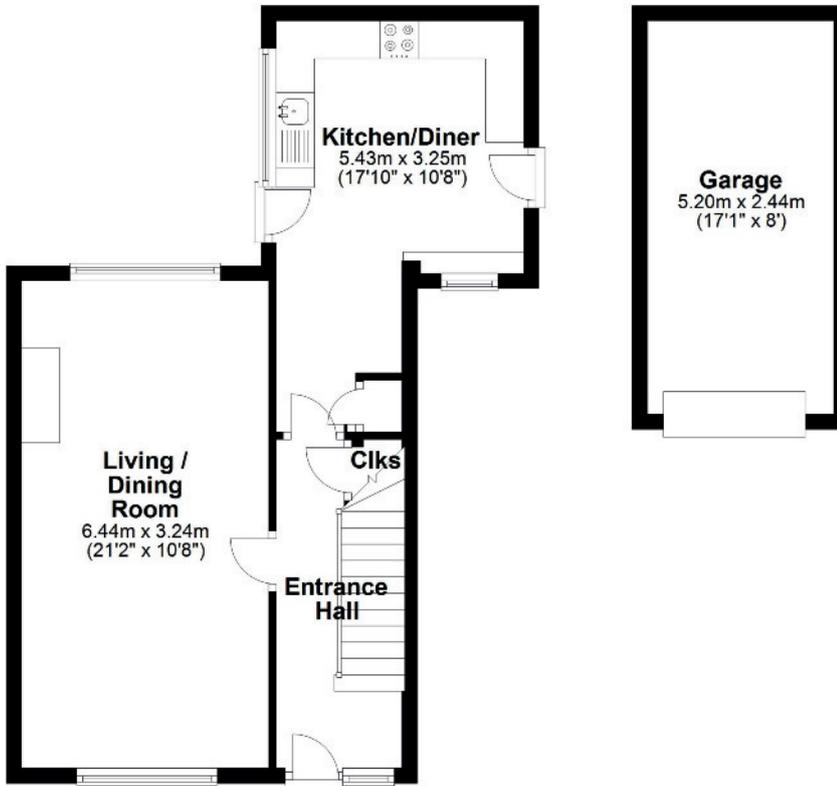
DIRECTIONS: From Holywood Road turn into Pims Avenue then turn left into Aigburth Park, number 21 is at the end on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



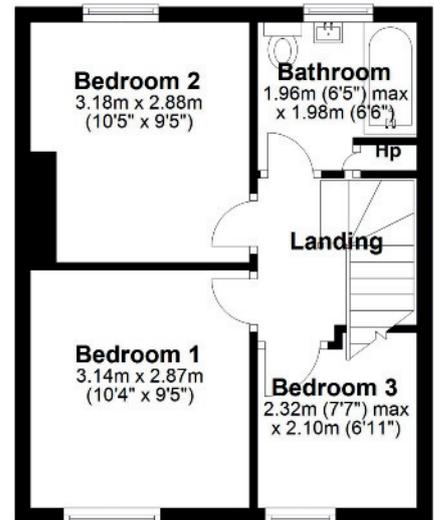
Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 75.8 sq. metres (816.4 sq. feet)

21 Aigburth Park, Belfast



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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