

844 Crumlin Road, Belfast, BT14 8AE

For Sale
Offers In Region Of
£119,950

This is an absolutely amazing red brick mid townhouse situated in a popular area of Belfast. The property is presented to an exacting standard throughout by our clients who have spent endless time, effort and expense in creating an outstanding home and must be viewed to be appreciated. This is a home which will appeal to the most discerning of purchasers. Early viewing is strongly advised.



Energy Efficiency Rating D.

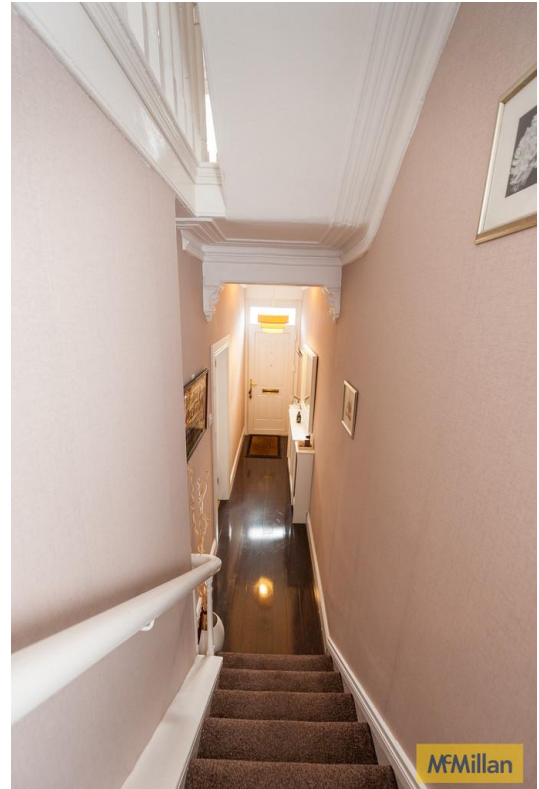
T: 028 9080 0000





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	60	61
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Impressive red brick mid townhouse in popular area
- 3 Bedrooms (one with ensuite bathroom)
- Through lounge with feature fireplace and polished wood flooring
- Fitted kitchen with built in oven and hob unit
- Modern white bathroom suite
- Gas fired central heating
- Double glazing
- Highest standard of presentation throughout
- Car parking space
- An abundance of character and charm / Deceptively spacious



The property comprises:

GROUND FLOOR

RECEPTION HALL: Laminate wood flooring, cornicing and centre piece

THROUGH LOUNGE: 23' 6" x 9' 0" (7.16m x 2.74m)

Feature marble fireplace with polished mahogany surround and gas fire, laminate wood flooring, cornicing and centre piece, book shelves. Under stair storage

KITCHEN: 16' 1" x 6' 2" (4.9m x 1.88m) Built in units, oak work surfaces, built in sink with tap plus separate sink, inlaid hob unit, double oven, plumbed for washing machine, integrated dishwasher, modern radiator, extractor fan, uPVC ceiling and downlighters

FIRST FLOOR

BEDROOM (1): 13' 7" or 12' 8" x 9' 8" (4.14m x 2.95m)
Cornicing and centre piece

BEDROOM (2): 11' 3" x 7' 9" (3.43m x 2.36m)
Laminate wood flooring, cornicing and centre piece

BATHROOM: 7' 8" x 6' 1" (2.34m x 1.85m)
Modern white suite, corner bath with mixer tap and shower screen, low flush WC, vanity unit with mixer

tap, fully tiled walls and ceramic tiled flooring. Linen cupboard, gas boiler

SECOND FLOOR

BEDROOM (3): 13' 1" x 12' 8" (3.99m x 3.86m)
Range of built in robes

ENSUITE BATHROOM: Panelled bath with mixer tap and telephone hand shower, low flush WC, vanity unit, twin sinks, extractor fan, downlighters, modern radiator, ceramic tiled flooring

OUTSIDE

Rear in enclosed courtyard, light and tap
Car parking space



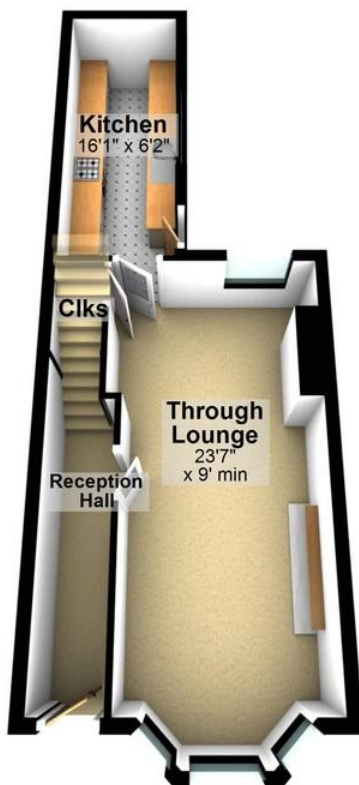




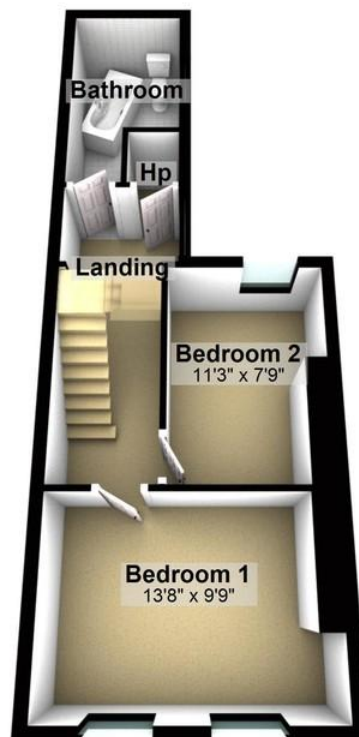




Ground Floor



First Floor



Second Floor



McMillan

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Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

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Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

