

569 Crumlin Road, Belfast, BT14 7GB

For Sale
Offers In Region Of
£159,950

This is a handsome, meticulously maintained end terrace house situated in a popular residential area. The property is presented to an exacting standard throughout by our client, who has spent endless time, effort and expense in creating an outstanding home. Early viewing is advised.



Energy Efficiency Rating E.

T: 028 9080 0000

5 1 2



5 1 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	42 E
21-38	F		

- Impressive End Terrace in highly popular residential area
- 5 Bedrooms
- 2 Separate reception rooms
- Fitted kitchen
- Oil fired central heating
- Double glazing in uPVC Mahogany effect frames
- Bathroom with modern white suite
- High presentation throughout
- Garage



GROUND FLOOR

RECEPTION PORCH: Ceramic tiled floor

RECEPTION HALL: Cornicing, ceramic tiled flooring

LOUNGE: 11' 8" x 16' 2" (3.56m x 4.93m) (into bay)
Laminate wood flooring, cornicing, feature fireplace, gas fire

DINING ROOM/FAMILY ROOM: 11' 5" x 12' 4" (3.48m x 3.76m) Laminate wood flooring, cornicing

KITCHEN: 22' 2" x 8' 1" (6.76m x 2.46m) Range of built in units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, vegetable sink, built in hob unit and oven, stainless steel extractor fan, ceramic tiled floor, downlighters, cornicing, under stairs storage, step to dining area, laminate wood flooring

FIRST FLOOR

LANDING: Cornicing

BEDROOM (1): 8' 8" x 7' 6" (2.64m x 2.29m)
Laminate wood flooring

BEDROOM (2): 16' 0" x 16' 3" (4.88m x 4.95m) (into bay)

Cornicing, built in robe and over head storage

BEDROOM (3): 11' 4" x 9' 8" (3.45m x 2.95m)
Laminate wood floor

BATHROOM: Modern white suite, panelled bath with mixer tap, tiled floor, vanity unit, low flush WC, fully tiled walls, electric shower

SECOND FLOOR

BEDROOM (4): 11' 5" x 10' 1" (3.48m x 3.07m)
Laminate wood flooring, Velux window

BEDROOM (5): 15' 5" x 12' 10" (4.7m x 3.91m)
Laminate wood flooring

OUTSIDE

Front paved and wall
Enclosed yard to rear
Light and tap
Oil storage tank

GARAGE: Access via double electric gates
Oil fired boiler











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Honesty Integrity Respect

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Please
call in or
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