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## 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.** 

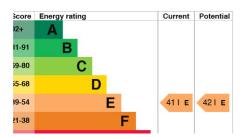
**T:** 028 9080 0000







- 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

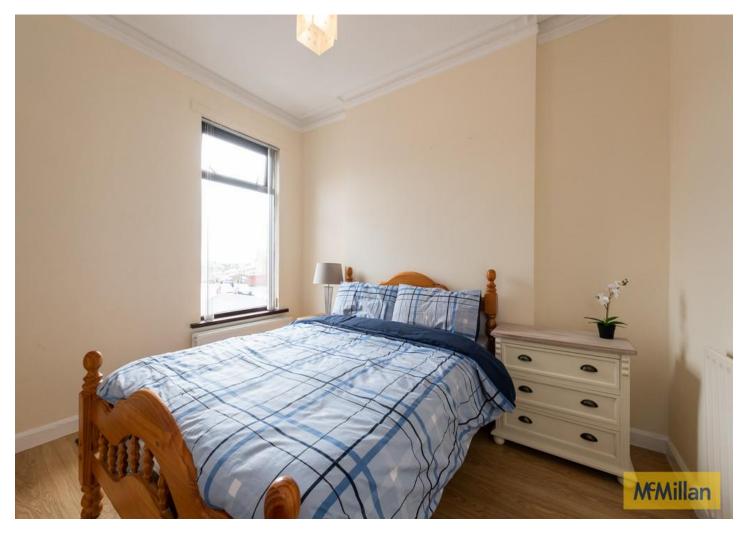


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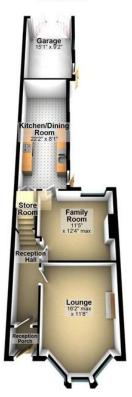








#### Ground Floor







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## Honesty Integrity Respect

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

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?

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