



**34 WESTON DRIVE,
BELFAST, BT9 7JF**

Asking Price £159,950

- Positioned at the bottom of a cul de sac just off the Boucher Road, a short distance from the M1 motorway
- Low maintenance gardens to the front and rear, including a tarmac drive leading to the garage
- Modern fitted kitchen with integrated appliances
- L shaped living room with feature fire
- Three ample sized bedrooms, two with fitted wardrobes
- White bathroom suite
- Oil fired central heating and double glazed windows in uPVC frames
- Rates: £1066.64
- EPC - E47



This mid terrace property has the makings of a super home or investment due to its fantastic cul de sac location, just off the Boucher Road, and the chain free nature. The property is in excellent condition throughout having recently undergone a cosmetic makeover, leaving you little to do once you receive the keys to your new home other than enjoy all it has to offer.

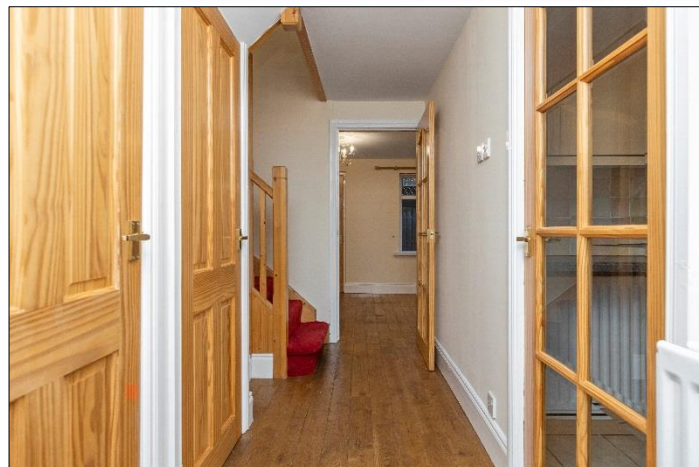
The ground floor comprises: an entrance hall with two good sized store cupboards, a fitted kitchen with integrated appliances and a spacious L shaped living room. Whilst, the first floor comprises of three bedrooms and a bathroom.

The gardens to the front and rear are low maintenance, the rear being enclosed, with a tarmac drive leading to the garage at the front of the property.

The Property Comprises:

GROUND FLOOR **ENTRANCE HALL:**

uPVC front door to entrance hall with solid wood flooring and two good sized store cupboards.



KITCHEN WITH BREAKFAST AREA :

9' 0" x 8' 5" (2.75m x 2.56m)

Modern high and low level units to include glazed cabinets, breakfast bar, recess lighting and a stainless steel sink unit with single drainer and mixer tap. Integrated electric oven and gas hob. Recess for a dishwasher and fridge/freezer. Tiled floor and at work area.



LIVING ROOM:

16' 8" x 15' 2" (5.08m x 4.63m)

Solid wood flooring, feature fireplace with a black surround, cast iron inset and a granite hearth. Door to rear porch.



FIRST FLOOR

LANDING:

Access to the roofspace. Hotpress with a copper cylinder and shelving.

BATHROOM:

7' 3" x 5' 3" (2.2m x 1.6m)

White suite comprising wash hand basin with mixer tap, low flush W.C., and a panel bath with overhead Mira Sport shower. Tiled floor and walls.



BEDROOM (1):

9' 2" x 8' 6" (2.8m x 2.6m)

Front aspect. Fitted wardrobe.



BEDROOM (3):

10' 2" x 7' 3" (3.1m x 2.2m)

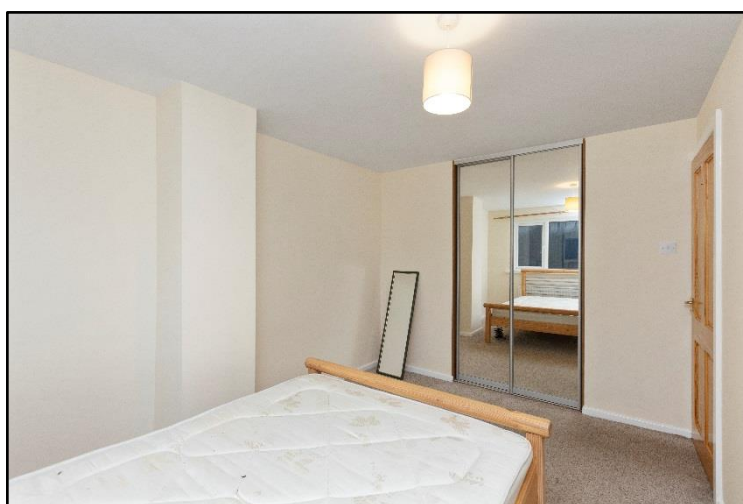
Rear aspect.



BEDROOM (2):

12' 6" x 9' 2" (3.8m x 2.8m)

Rear aspect. Mirrored sliding robes.



OUTSIDE

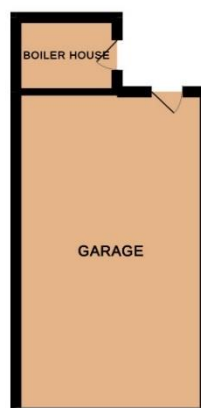
At the front is a tarmac drive leading to the garage. Pebbled beds bordered by paved footpath. The rear is enclosed and paved bordered by wood fencing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	47	61
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		49
F (21-38)	27	
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		

These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches.