



ULSTER PROPERTY SALES

# UPS

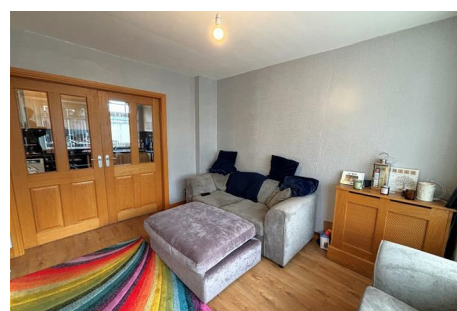
**CAVEHILL BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 22 Northwood Crescent , Belfast, BT15 3QQ

### Offers In The Region Of £104,950

An Attractive Redbrick Mid Terrace Property Situated Within This Ever Popular And Sought After Location.

A fantastic opportunity to purchase an attractive redbrick town terrace holding an excellent position within this ever popular and sought after residential development. The interior comprises 2 bedrooms, superb roof space with velux window, lounge into bay, fitted kitchen incorporating built-in oven and ceramic hob and modern bathroom white suite. The dwelling further offers oil fired central heating, Upvc double glazed windows and has been maintained a good standard over the years. Hard landscape garden front and rear combines with a most convenient location with the city, only minutes away and excellent local amenities all within walking distance.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

# 22 Northwood Crescent

, Belfast, BT15 3QQ



- Attractive Redbrick Mid Terrace
- Fitted Kitchen
- Oil Fired Central Heating
- Ever Popular And Sought After Location
- 2 Bedrooms
- Modern Bathroom White Suite
- Upvc Double Glazed Windows
- Lounge Into Bay
- Superb Roof Space With Velux Window
- Hard Landscape Garden Front And Rear

## Entrance Hall

uPvc double glazed entrance door, wood laminate floor.

## Lounge Into Bay

13'10" x 10'8" (4.22 x 3.26)

Wood laminate floor, panelled radiator, double doors to kitchen.

## Kitchen

13'5" x 8'5" (4.09 x 2.57)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor

fan, fridge /freezer space,

plumbed for washing machine, 8'6" x 8'2" (2.61 x 2.50) tumble dryer space, partly tiled walls, ceramic tiled floor, pvc ceiling, recessed lighting.

## First Floor

Landing.

## Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set, pedestal wash hand basin, low flush wc, fully tiled walls, pine tongue and groove ceiling, recessed lighting.

## Bedroom

8'6" x 8'2" (2.61 x 2.50) Double panelled radiator.

## Bedroom

10'9" x 12'0" (3.29 x 3.68)

Built-in storage, panelled radiator, fixed staircase.

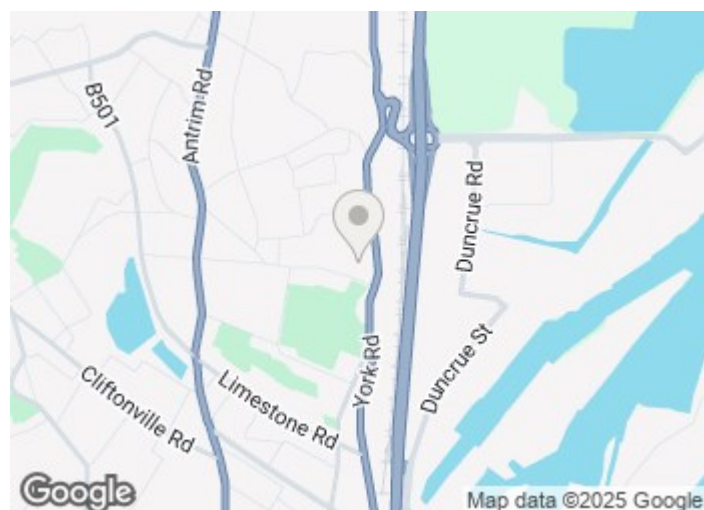
## Roofspace

12'0" x 7'2" (3.68 x 2.20)

Under eaves storage, velux window.

## Outside

Hard landscaped gardens front and rear, enclosed rear yard.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

