

21 Northbrook Gardens, Belfast, County Antrim BT9 7EA



Offers In Excess Of £119,950



Northbrook Gardens is located just off the bustling Lisburn Road in South Belfast. An ideal location for those looking to be close to the action on the Lisburn Road and within easy commuting distance of the City.

The property is an ideal purchase for a first time buyer or an investor. The garden at the property is most definitely a bonus, going from the side of the house round to the rear. This garden could be transformed into a little gem with the right green fingered person in charge! EPC E41

Description

The property briefly comprises of; lounge, kitchen diner to the rear, bathroom on the ground floor, on the first floor there are three bedrooms two of which are doubles, to the rear of the property there is a large garden, the property also has a small front garden and oil central heating.

Lounge

12'8" x 11'4"



Laminate flooring, feature fireplace with wooden surround and electric fire insert.

Kitchen

7'6" x 15'4"



Vinyl flooring, range of high and low level units, electric hob, integrated oven, single stainless steel sink and drainer.

Bathroom

5'7" x 6'1"



Tiled flooring, three piece white bathroom suite with shower over the bath.

Master Bedroom

10'4" x 15'11"



Carpeted.

Bedroom 2

10'0" x 8'1"



Carpeted.

Bedroom 3
6'9" x 6'6"
Carpeted.

Outside



Small garden to the front with a large garden to the side and the rear of the property.

Important Information

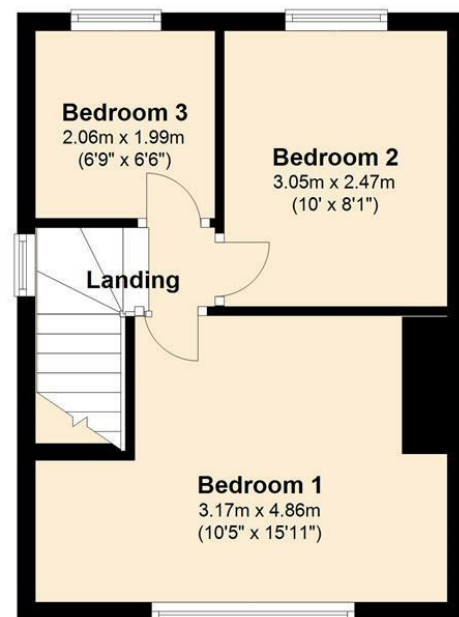
These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Mis-descriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Floor plan is for illustrative purposes only. Measurements are approximate and not to scale



Ground Floor



First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

21 Northbrook Gardens, Belfast

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | 55 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 37 | 48 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Northern Ireland | EU Directive 2002/91/EC | |