



## 51 Duncoole Park, Belfast, BT14 8JS

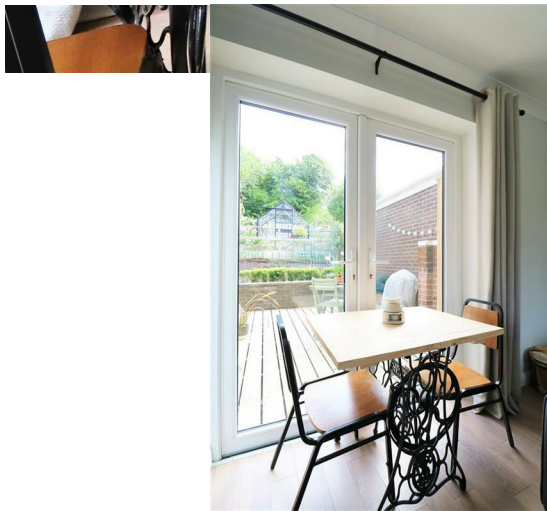
- Semi Detached Home
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With Three Piece Suite
- Generous Sized Private Driveway Area
- Landscaped, Private Rear Garden
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Front Garden
- Convenient Location; Immaculately Presented

Offers Over £169,950

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood strip effect tiled flooring. Return stairwell leading to first floor. Access to under stairs store with wood strip effect tiled flooring, light and gas fired central heating boiler.

#### LOUNGE 13'5" x 10'5"

Cast iron multi fuel burning stove. Quality wood laminate floor covering. Picture window to front elevation. PVC double glazed French doors leading to rear garden. Coving to ceiling.



## **KITCHEN 9'8" x 8'3"**

Modern fitted kitchen with range of high and low level storage units with high gloss door and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Integrated four ring gas hob with stainless steel extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Pelmet over picture window to rear with recessed spotlights. Splash back tiling to walls. Wood strip effect tiled floor. PVC double glazed rear door.

## **DELUXE FULLY TILED BATHROOM**

Contemporary, white three piece suite comprising tile encased bath, vanity unit and WC. Thermostat controlled shower unit, mixer tap and folding shower screen over bath.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space with light.

### **BEDROOM 1 13'5" x 10'4"**

Dual aspect picture windows. Wood laminate floor covering. Coving to ceiling.

### **BEDROOM 2 9'7" x 8'3" (plus built in storage)**

Picture window to rear elevation. Built in storage with sliding door. Wood laminate floor covering. Coving to ceiling.

### **BEDROOM 3 9'8" x 6'11"**

Wood laminate floor covering. Twin windows to front elevation.

## **EXTERNAL**

Double gates leading to generous sized private driveway area finished in tarmac.

Low maintenance front garden finished in decorative stone and range of shrubbery.

Tiled pitch entrance canopy.

Landscaped, private rear garden finished in paved patio area, timber deck entertainment area, tree bark and range of plants, trees and shrubbery.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, three bedroom, semi detached home with generous sized private driveway area and landscaped, private rear garden, located within the popular and conveniently positioned Duncoole Park, situated off North Circular Road, North Belfast.**

**The property comprises entrance hall, lounge with cast iron multi fuel burning stove and PVC double glazed French doors leading to rear garden, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary, white three piece suite.**

**Externally, the property enjoys double gates leading to generous sized private driveway area finished in tarmac, low maintenance front garden finished in decorative stone and range of shrubbery, and landscaped, private rear garden finished in paved patio area, timber deck entertainment area, tree bark and range of plants, trees and shrubbery.**

**Other attributes include gas fired central heating and PVC double glazing.**

**Ideal first time buy.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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