

GERARD MCCLINTON
ESTATE AGENT



308 Skegoneill Avenue, Belfast, BT15 3JW

Offers in the region of £169,950



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- Newly Renovated 3 Bedroom Semi Detached Home
- Living Room with Bay Window to Front
- Brand New Modern Light Grey Fitted Kitchen with Range of Appliances
- Gas Heating, Double Glazed, Re Wired, Damp Proof Course
- Forecourt & Large Rear Garden Area
- Convenient Skegoneill Avenue Location, Close to Park, Shops and Belfast City Centre
- Separate Dining Room to Rear
- Brand New Contemporary Shower Room
- Replastered, Redecorated & New Flooring Throughout
- OPEN HOUSE VIEWING - THURSDAY 13th March - 5.30pm - 7pm

Wow!!! I am thrilled to offer for sale this beautifully renovated semi detached home on the highly convenient Skegoneill Avenue, Belfast. Recently transformed by my clients, this stunning property is now ready for its new owners.

The property comprises an inviting entrance hall with double glazed entrance door, new laminate wood flooring and a handy under stairs utility area which is plumbed and fitted with a washing machine. The front living room is exceptional, featuring a beautiful bay window and benefiting from lots of natural light, with no houses directly opposite. For those that like some separation in their living space, there is a separate dining room or second reception room to the rear of the house. The kitchen is brand new, featuring contemporary grey fitted units, marble-effect worktops and a handy breakfast bar, combined with integrated appliances such as fridge freezer, electric oven, hob and extractor for today's modern conveniences.

On the first floor are three bedrooms, all with new flooring and redecorated as well as a brand new, striking shower room. The shower room is super contemporary and stylish with tiled flooring and walls, a sleek shower cubicle with thermostatic shower, wash hand basin with modern vanity unit under, close coupled WC, heated towel rail and LED Bluetooth wall mirror.

Outside the property has a gated forecourt and a large rear garden which could be set up perfectly for entertaining in the upcoming brighter evenings!

The combination of modern renovations, natural light, and practical features make it a very attractive home. could be set up perfectly for entertaining in the upcoming longer evenings!

Some of the notable works done on the property would include:
*Full Rewire



Entrance Hall

Living Room 13'1" x 10'2" (4 x 3.1)

Dining Room 10'5" x 10'2" (3.2 x 3.1)

Kitchen 11'1" x 6'2" (3.4 x 1.9)

First Floor Landing

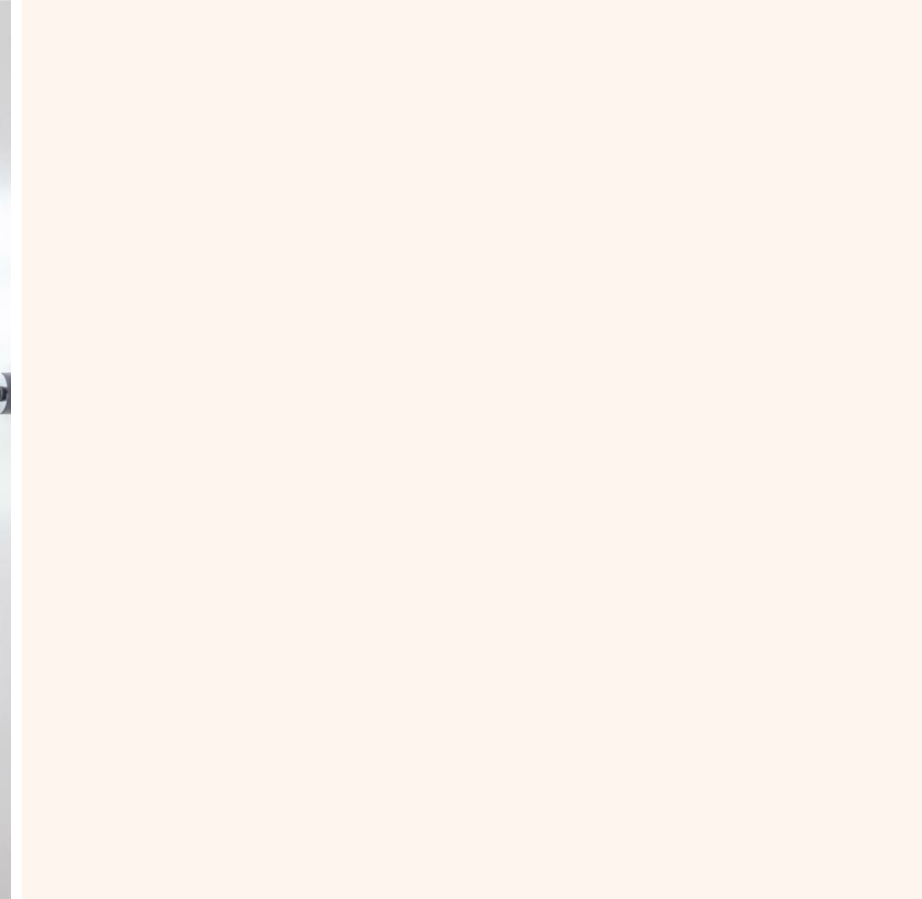
Bedroom 1 10'8" x 9'10" (3.26 x 3)

Bedroom 2

Bedroom 3 7'10" x 5'10" (2.4 x 1.8)

Shower Room 5'10" x 5'10" (1.8 x 1.8)

Outside

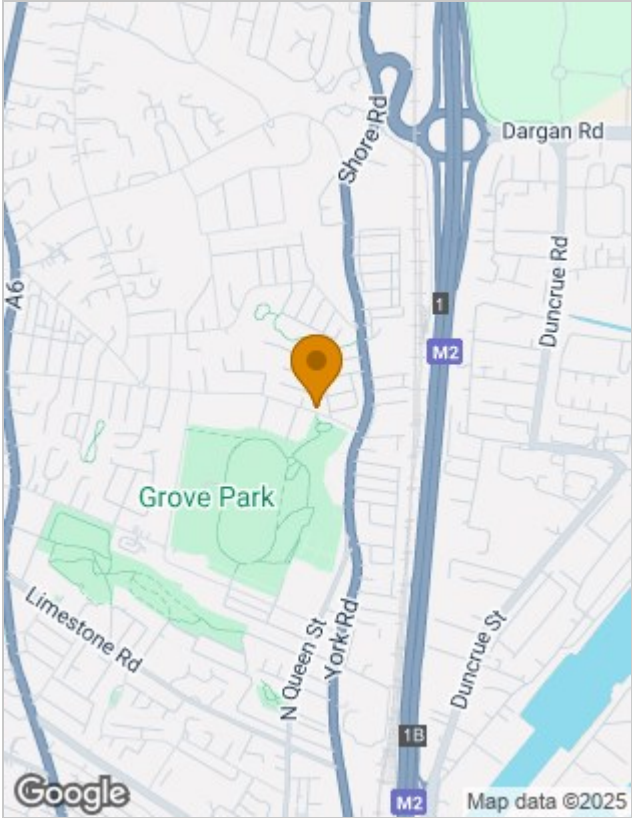




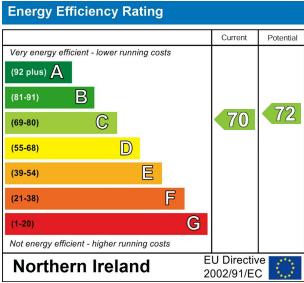
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.