

12 Matchett Street , Belfast, BT13 1QD

Offers Over £129,950

Beautifully Presented Red Brick Town Terrace Set Within This Ever Popular Location

A fabulous family home maintained to the highest standard by its previous owner. The richly appointed interior comprises 3 bedrooms, superb fitted kitchen with dining area and luxury white bathroom suite comprising panelled bath. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating and extensive use of wood laminate and ceramic floor coverings. Private hard landscaped rear garden and enclosed forecourt combines with the perfect location to make this a home not to be missed.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

12 Matchett Street

, Belfast, BT13 1QD



- Beautifully Presented Red Brick Town Terrace
- 3 Bedrooms
- Superb Fitted Kitchen With Dining Area
- Luxury White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Private Hard Landscaped Rear Garden
- Most Convenient Location
- Perfect Family Home Not To Be Missed

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, double panelled radiator.

Lounge

12'5" x 11'8" (3.80 x 3.56)

Wood laminate floor, double panelled radiator.

Kitchen

15'9" x 10'5" (4.82 x 3.18)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, understairs storage, double panelled radiator.

Rear Lobby

Concealed gas boiler, uPvc door to rear.

First Floor

Landing, built-in storage, hot-press, slingsby ladder to roofspace.

Bathroom

Luxury white bathroom suite comprising bath, thermostatic controlled shower unit, shower screen, vanity unit, low flush wc, double panelled radiator, ceramic tiled floor, pvc walls & ceiling.

Bedroom

8'4" x 10'11" (2.55 x 3.33)

Built-in storage, double panelled radiator.

Bedroom

9'11" x 6'10" (3.04 x 2.10)

Wood laminate floor, double panelled radiator.

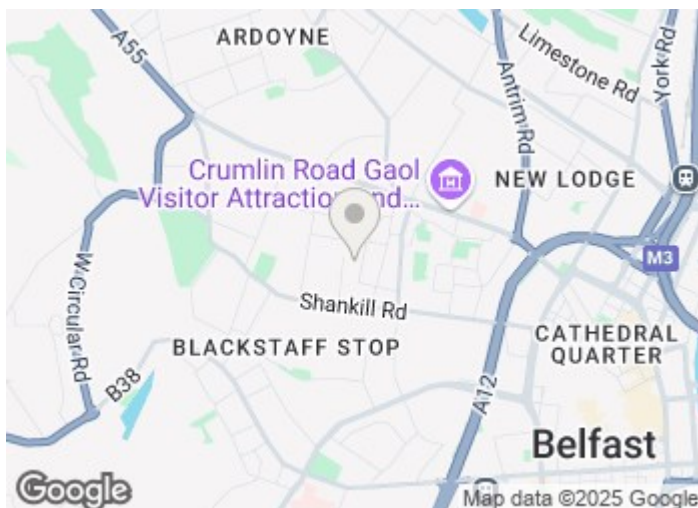
Bedroom

12'7" x 8'8" (3.84 x 2.66)

Wood laminate floor, double panelled radiator.

Outside

Private hard landscaped rear garden, enclosed forecourt.



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.

