



17 Glandore Drive, Belfast, BT15 3FG

Offers Over £144,950

- Mid terrace home in popular residential location in North Belfast
- Kitchen
- Shower room
- Double glazing in uPVC frames
- 2 Separate reception rooms
- 4 Bedrooms
- Oil fired central heating
- Modernisation and refurbishment required

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Situated in a popular residential area of North Belfast, this mid-terrace property at 17 Glandore Drive offers adaptable accommodation and excellent potential for those seeking a renovation project. The home comprises four well-proportioned bedrooms and two reception rooms, providing flexible living space suitable for families or investors alike. The kitchen is fitted with a range of high and low level units. A shower room completes the internal accommodation.

While the property requires modernisation and refurbishment throughout, it presents a fantastic opportunity to create a comfortable and stylish home tailored to individual preferences.

Conveniently located just a short walk from the popular Waterworks Park, the property also benefits from easy access to local shops, schools and public transport links, making it an appealing option for buyers seeking a well-located home with strong potential.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring

LOUNGE

12'10" x 10'9"

Laminate wood flooring

KITCHEN

12'1" x 6'0"

Range of high and low level units, round edge worksurfaces, extractor fan, single drainer stainless steel sink unit with mixer tap, tiled floor, tiled walls, plumbed for a washing machine

LIVING ROOM

10'0" x 10'11"

Tiled fireplace, understairs storage, through to kitchen

FIRST FLOOR

Landing

BEDROOM (1)

14'6" x 10'2"

Feature fireplace, cast iron inset

BEDROOM (2)

10'0" x 7'4"

Built in storage, linen cupboard

SHOWER ROOM

Electric shower, low flush W/C, pedestal wash hand basin, tiled walls, extractor fan

SECOND FLOOR

Landing

BEDROOM (3)

13'4" x 10'2"

BEDROOM (4)

10'0" x 8'6"

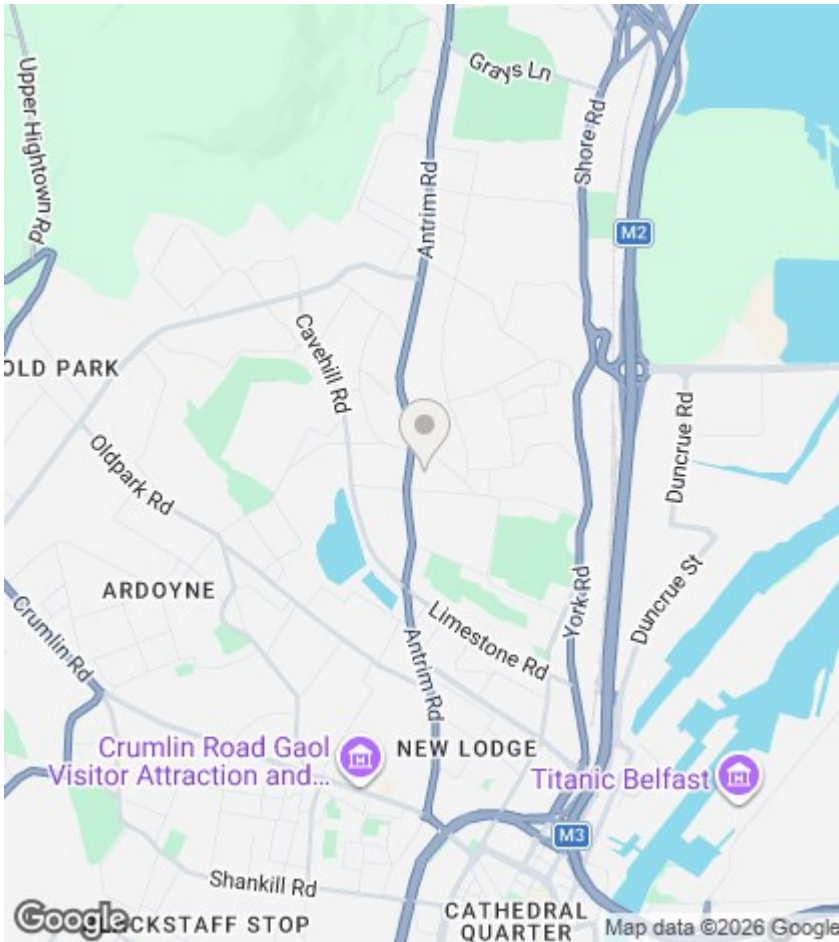
Velux window

OUTSIDE

Rear: yard space, oil fired boiler, uPVC oil tank, greenhouse, bin access

request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	