



96 Inishowen Drive  
Belfast  
BT10 0EX

Asking Price  
£145,000

**Dougan**

RESIDENTIAL

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## KEY FEATURES

- Well Presented Semi-Detached Located Within Walking Distance Of Finaghy Village
- Excellent Location Close To Local Amenities
- Public Transport Services Easily Accessible
- Bright & Spacious Living Room
- Fully Fitted Kitchen With Excellent Dining Area
- Four Generous Bedrooms (Master With Ensuite)
- Well Appointed First Floor Bathroom
- Front And Rear Gardens. Patio Area To Rear
- Off Street Parking
- Gas Fired Central Heating
- Double Glazed
- Early Viewing Advised



## SUMMARY

Well-presented semi-detached located close to the vibrant Finaghy Village. The property benefits from an excellent location close to many local amenities, public transport services, excellent schools and main arterial routes.

The property comprises of a bright and spacious living room and a well-appointed kitchen with casual dining area on the ground floor. Three generous bedrooms and a well-appointed bathroom on the first floor. Master bedroom with en-suite shower room is located on the second floor.

Outside the property features front and rear gardens and a rear patio area. The property further benefits from gas fired central heating and double glazed windows throughout.

Early viewing is advised to appreciate this fine home.





## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Pvc front door

**LIVING ROOM: 14' 1" x 12' 1" (4.29m x 3.68m)**

Laminate wooden floor

**KITCHEN WITH DINING AREA : 20' 7" x 10' 4" (6.27m x**

**3.15m)** Excellent range of high and low level units with chrome handles and feature under lighting, formica work surfaces, sink unit with swan mixer tap, integrated oven, chrome extractor fan with glazed canopy, tiled floor, partly tiled walls,

### First Floor

#### LANDING:

**BEDROOM (1): 14' 2" x 8' 9" (4.32m x 2.67m)**

**BEDROOM (2): 10' 7" x 8' 4" (3.23m x 2.54m)**

**BEDROOM (3): 10' 5" x 9' 7" (3.18m x 2.92m)**

**BATHROOM:** Wash hand basin with chrome taps, panel bath with chrome taps, low flush w.c, partly tiled walls

### Second Floor

**BEDROOM (4): 15' 2" x 11' 5" (4.62m x 3.48m)**

**ENSUITE SHOWER ROOM:** Fully tiled shower cubicle, low flush w, c wash hand basin with chrome taps and vanity unit, tiled floor

### Outside

Front and rear gardens laid in lawns.

Rear patio area.

Driveway parking









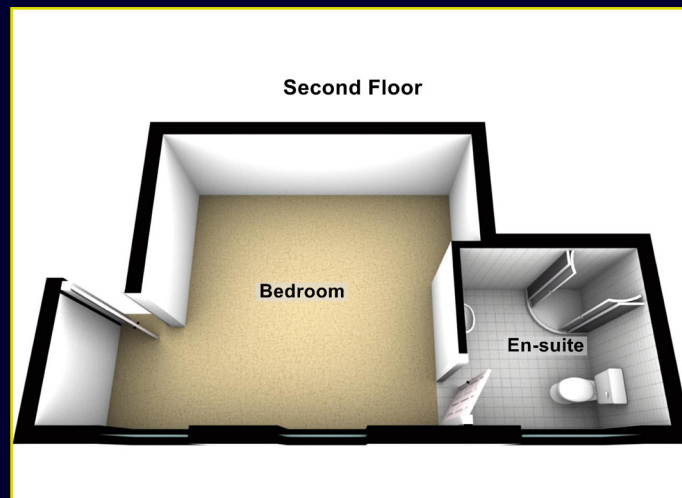
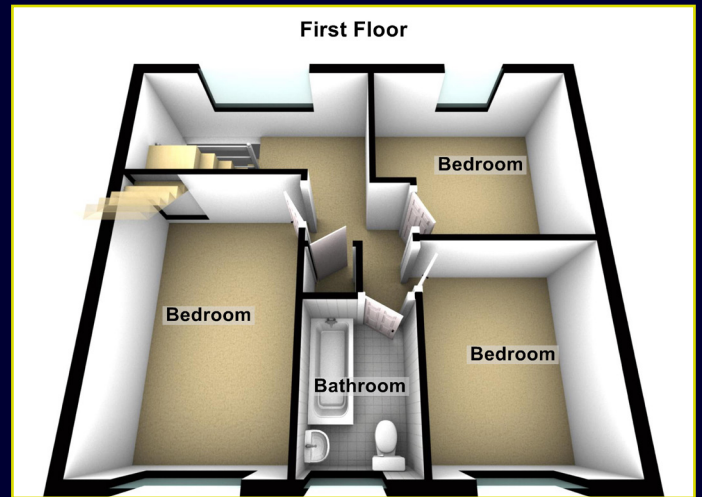
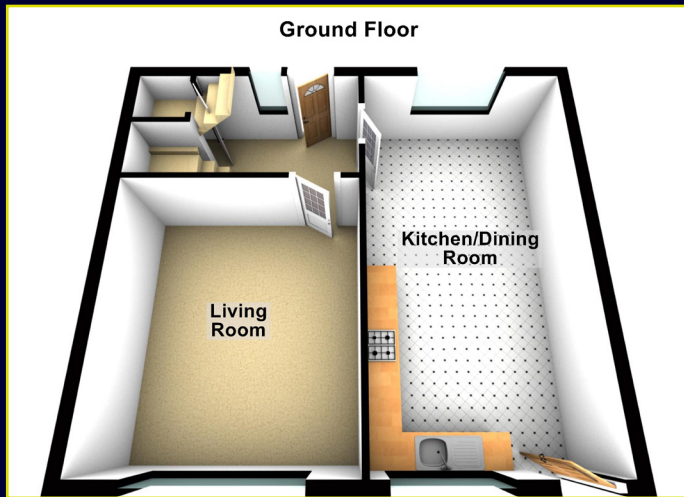








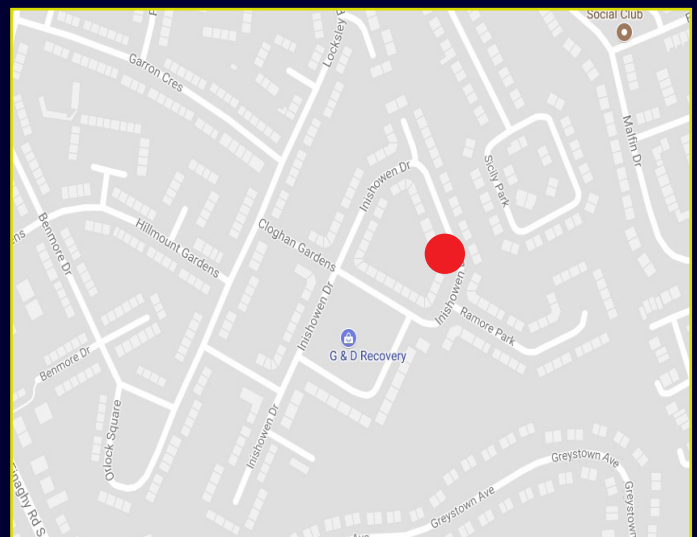
## FLOOR PLANS (NOT TO SCALE)



## EPC

|  | Current | Potential |
|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b> |         |           |
| <b>A</b> 92 plus                                   |         |           |
| <b>B</b> 81-91                                     |         |           |
| <b>C</b> 69-80                                     | 73      | 73        |
| <b>D</b> 55-68                                     |         |           |
| <b>E</b> 39-54                                     |         |           |
| <b>F</b> 21-38                                     |         |           |
| <b>G</b> 1-20                                      |         |           |
| <b>Not energy efficient - higher running costs</b> |         |           |

## LOCATION MAP



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