



15 Marsden Gardens, Belfast, BT15 5AL

- Mid Terrace
- Kitchen
- Gas Heating
- Low Maintenance Rear Garden / Yard
- Ideal First Time Buy
- Four Bedroom; Two Reception
- Bathroom; Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Ideal Buy To Let Investment

Offers Over £119,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood panelled front door with glazed fan light over. Feature height ceilings. Coving to ceiling. Glass panelled door, with glazed fan light over, leading to:

ENTRANCE HALL

Wood laminate floor covering. Coving to ceiling. Stairwell to first floor.

LOUNGE widest points

Bay window to front elevation. Focal point fireplace. Coving to ceiling. Wood laminate floor covering. Open arch leading to:

DINING ROOM widest points

Built in store with gas fired central heating boiler. Access to under eaves store.



KITCHEN 13'9" x 6'3"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden/yard.

FIRST FLOOR

HALF LANDING

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Fully panelled walls. Panelled ceilings. Access to roof space. Tile effect wood laminate floor covering.

LANDING

Stairwell to second floor.

BEDROOM 1 widest points

Bay window to front elevation.

BEDROOM 2 10'5" x 8'1"

SECOND FLOOR

LANDING.

BEDROOM 3 widest points

BEDROOM 4 10'6" x 8'2"

Access to roof space.

EXTERNAL

Small enclosed front garden.

Enclosed, low maintenance, paved rear garden/yard.

Storage area.

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.



Well presented, bay fronted, four bedroom / two reception mid terrace property located off the Cavehill Road, North Belfast. The property comprises entrance porch, entrance hall, lounge, open arch to dining room, kitchen, four well proportioned bedrooms and bathroom with white three piece suite. Externally there is a low maintenance garden / yard to rear. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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