

Dougan

RESIDENTIAL

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douganproperty.com



28 Baden Powell Street
Belfast, BT13 1LR

Asking Price £134,950

KEY FEATURES

- Well Presented Semi-Detached Family Home
- Excellent Location Close To Belfast City Centre
- Many Shops And Local Amenities Close At Hand
- Bright And Spacious Living Room
- Modern Kitchen Open To Dining Area
- Three Generous Bedrooms
- Master With Ensuite Shower Room
- First Floor Bathroom With Separate Shower Cubicle
- Downstairs W.C
- Low Maintenance Front And Rear Gardens
- Driveway Parking
- Gas Heating/ Double Glazing
- No Onward Chain
- Early Viewing Advised



SUMMARY

Well presented semi-detached family home located just off the Crumlin Road. The property offers ease of access to many local shops and amenities and Belfast city centre is close at hand.

The accommodation briefly comprises of a bright and spacious living room, kitchen open to dining room and a w.c on the ground floor. Three bedrooms (master with ensuite) and a well appointed family bathroom complete with separate shower cubicle are to the first floor.

The property further benefits from low maintenance front and rear gardens and driveway parking.

Early viewing is advised.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Glazed front door, wood strip flooring

W.C: Low flush w.c, wash hand basin with chrome taps, tiled floor

LIVING ROOM: 14' 10" x 11' 11" (4.51m x 3.63m) Feature fireplace, wood strip flooring, double doors to :

KITCHEN OPEN TO DINING: 19' 1" x 11' 1" (5.81m x 3.37m) Range of high and low level units, fomica work surfaces, chrome handles, stainless steel sink unit, space for oven and hob, chrome extractor fan, space for fridge freezer, plumbed for washing machine, partly tiled walls. Doors to rear garden.

First Floor

LANDING: Linen closet, roof space access

BEDROOM (1): 11' 9" x 10' 9" (3.57m x 3.27m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, fully tiled walls

BEDROOM (2): 11' 9" x 11' 8" (3.59m x 3.56m)

BEDROOM (3): 10' 1" x 8' 9" (3.07m x 2.66m)

BATHROOM: Fully tiled shower cubicle, panel bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor

Outside

Private and enclosed, paved rear garden.

Paved front garden.

Driveway parking.





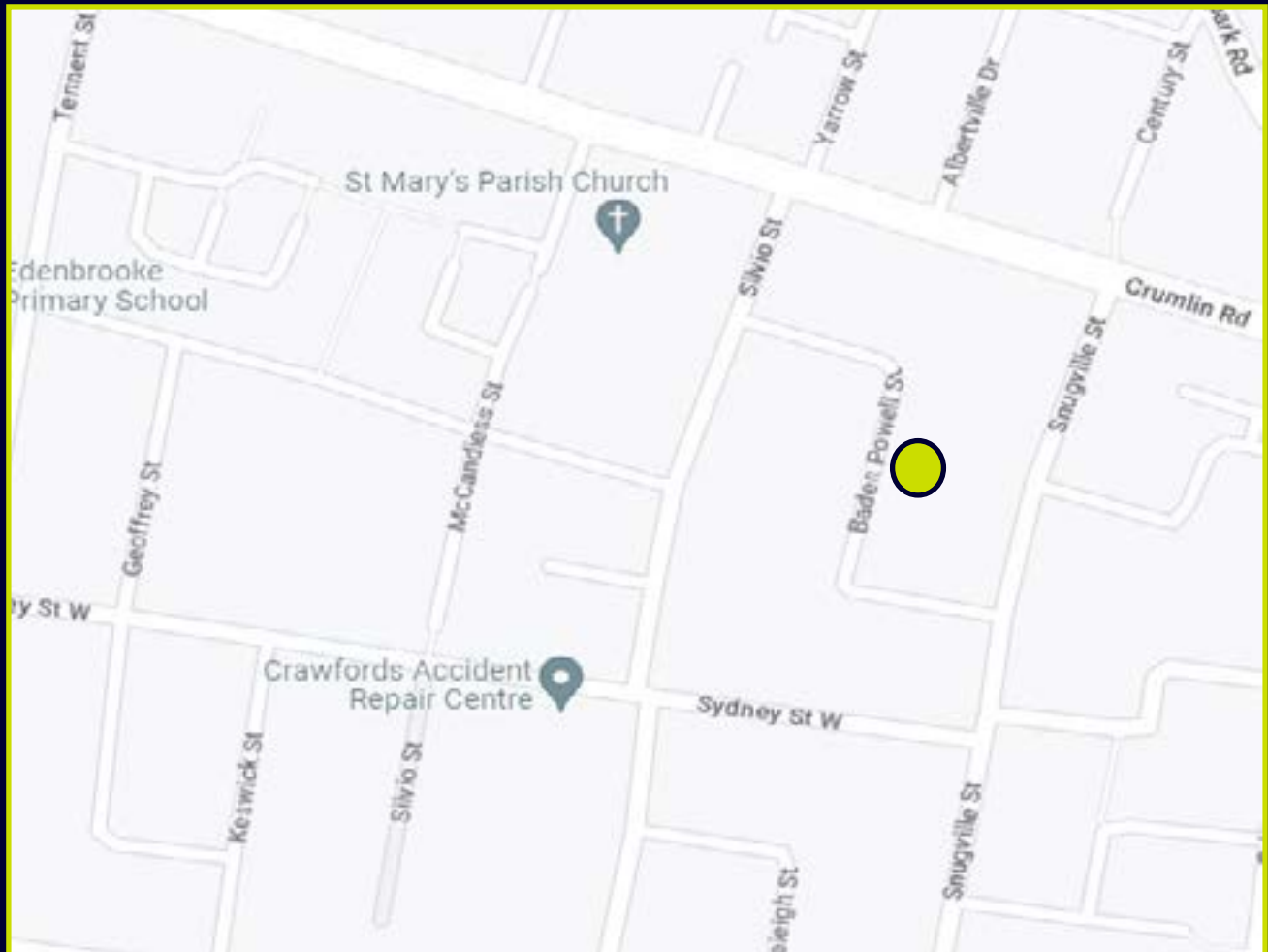




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



EPC



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