



23 Northwood Parade, Belfast, BT15 3QH

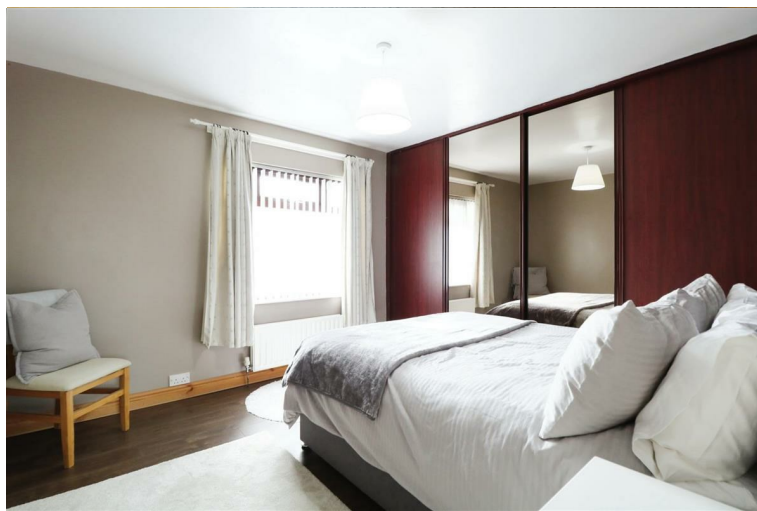
- Semi Detached Villa
- Lounge; Focal Point Electric Fireplace
- Deluxe Shower Room
- Low Maintenance Front Garden
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Low Maintenance, Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £94,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell leading to first floor.

#### LOUNGE 12'5" x 12'4" (into bay)

Focal point electric fireplace. Bow bay window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 13'0" x 10'10"**

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Integrated hob with retractable extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Integrated dishwasher. Access to under stairs store. Part tiled walls. Half wood panelling to feature wall. Wood laminate floor covering. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 10'11" x 10'9" (plus robes)**

Wall to wall fitted wardrobes with panelled and mirrored sliding doors. Wood laminate floor covering.

### **BEDROOM 2 10'6" x 7'2" (into robes)**

Fitted double wardrobe with mirrored sliding doors.

### **DELUXE SHOWER ROOM**

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower unit. Fully panelled walls. PVC panelling to ceiling with recessed spotlights. Tile effect lino floor covering.

### **EXTERNAL**

Low maintenance, paved front garden with matching pathway to side.

Tiled, pitched entrance canopy.

Low maintenance, fully enclosed, rear garden finished in concrete.

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.





# COLIN GRAHAM RESIDENTIAL

## ...WE SELL HOUSES

*Immaculately presented, two bedroom, semi detached villa with fully enclosed, low maintenance rear garden, conveniently located in the popular Northwood area, situated off the Shore Road, North Belfast. The property comprises entrance hall, bay fronted lounge with focal point electric fireplace, kitchen with informal dining area, two well proportioned first floor bedrooms, and deluxe shower room with three piece suite. Externally the property enjoys low maintenance, paved front garden with matching pathway to side, and low maintenance, fully enclosed, rear garden finished in concrete. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. 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	70	73
(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

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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