

# 16 Downshire Park East Cowley

Cregagh, BT6 9JP



**Price: OA £155,000**

Beautifully presented mid terrace with superb extension to rear.

- Attractive lounge with feature hole in wall fire
- Double dividing doors to extended kitchen and dining area
- 2 Bright bedrooms
- Deluxe bathroom incorporating thermostatically controlled shower
- Gas fired central heating
- PVC double glazed
- New internal doors
- Car parking area to front in stone
- Private garden area to rear

Having the convenience of a spacious car parking area to the front, you will undoubtedly be impressed with the internal layout and presentation which the property enjoys, with the addition of an attractive kitchen and dining area this transforms the downstairs layout. The property also boasts 2 double bedrooms and a deluxe bathroom. The superb starter home is also enhanced with a private rear garden, so we recommend immediate viewing to appreciate its many features.

#### ENTRANCE HALL

#### LOUNGE:

12'11" x 12'0" feature hole in wall fire. Double dividing doors to:-



#### EXTENDED LUXURY KITCHEN/DINING AREA:

14'9" x 15'3" (at widest point) wooden floor, single drainer stainless steel sink unit, mixer taps, excellent range of fitted high and low level units, stainless steel extractor hood, plumbed for washing machine, storage under stairs, PVC back door.



## FIRST FLOOR

BEDROOM 1: 11'11" x 8'8" built in cupboard, gas fired boiler.



BEDROOM 2: 10'5" x 8'9"





DELUXE BATHROOM:

Paneled bath, thermostatically controlled shower, shower screen, part tiled walls, tiled floor, pedestal wash hand basin, low flush w.c.



OUTSIDE:

Car parking area to front in stone. Private garden area to rear, lawns and concrete shed.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		



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