



3 Loughview Terrace

Skegonneill, Duncairn, BELFAST, BT15 3QL

Semi-Detached Villa.
2 Bedrooms. 1 Reception Room.
Oil-Fired Central Heating.
Excellent Investment Opportunity.

A Barton Company are pleased to present FOR SALE, this attractive, semi-detached, two-bedroom villa in the popular and convenient 'Northwood' area of North Belfast, just off the Shore Road. Recently refurbished, this home is ideal for first time buyer or as a canny investment. Register your interest for a viewing today!

For Sale

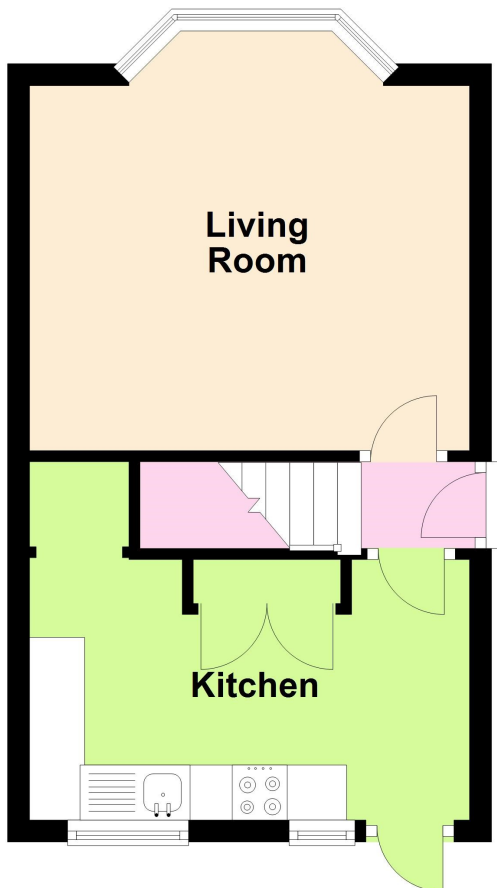
Offers Around £95,000

Viewing by appointment only through agents.

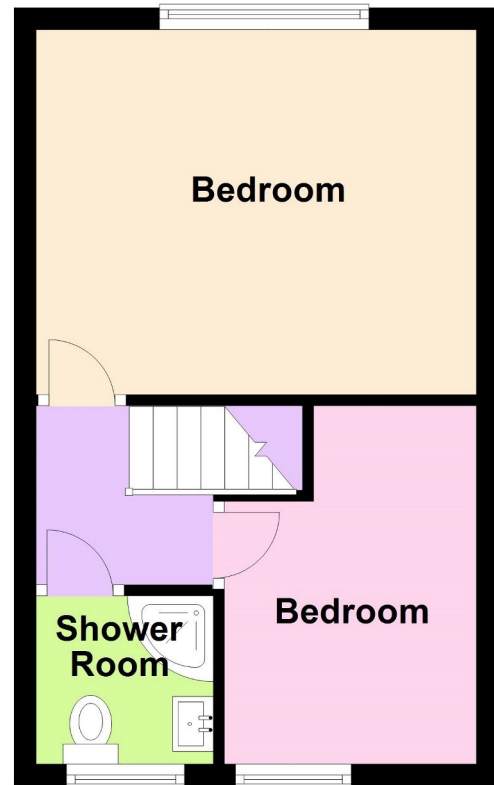
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Ground Floor



First Floor



- Two-Bedroom, Semi-Detached Villa.
- Oil-Fired Central Heating.
- Recently fitted, Modern Kitchen and Shower Suites.
- Recently redecorated.
- White uPVC framed, double glazed windows throughout.
- Mains electric fire alarms.
- Low Maintenance Gardens, front and rear.
- Convenient location.

- Excellent for first time buyers.
- Excellent Investment opportunity: Estimated yield return of over 8% gross.

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Accommodation Comprises

Ground Floor

Entrance Hall

Hardwood external entrance door. Carpeted stairs to landing.

Kitchen

4.03 x 2.23m (13'3" x 7'8")

Recently fitted, grey, 'shaker' style kitchen suite comprising floor and eye level units with contrasting Formica worksurfaces. Integrated Electric 'Prima' Oven and Hobs, with Stainless Steel canopy extractor unit and glazed splashback. Stainless steel sink and drainer with matching mixer taps. Integrated 'Whirlpool' Fridge and Freezer. Space and plumbing for washing machine. Integrated spot lighting. Feature vertical radiator. Rear hardwood double-glazed external door.

Utility Annex

Centre light. Storage, space and power for tumble dryer.

Living Room

4.01 x 3.30m (13'2" x 10'10") max.

Mounted electric fireplace. Carpeted. Centre light. Bay window. Two Single radiators. Access to electric cupboard.

First Floor

Landing

Access to roof space via Slingsby-type ladder. Carpeted. Centre light.

Master Bedroom

4.00 x 3.31m (13'1" x 10'10") max.

Carpeted. Single radiator. Centre light. Access to Hot-Press.

Bedroom II

3.22 x 2.23m (10'7" x 7'4") max.

Carpeted. Single radiator. Centre light.



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Shower Room

1.67 x 1.52m (5'6" x 5'0")

Recently fitted, white, three-piece contemporary shower suite comprising: Corner glazed shower unit with 'Mira' sport electric shower, Wash Hand Basin within vanity unit and Low-Flush, Push-Button W.C. PVC clad walls and ceiling. LED lighting. Towel radiator.

Exterior

Enclosed, Tiled and Concrete-laid **Front and Rear Gardens**. Half-railing, half-brick, boundary with gate to front.

'Warmflow' boiler with 'Riello' burner in own boiler house. Oil tank.

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Energy Performance Certificate Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		