

94 Orangefield Crescent **Cowley**

Castlereagh, BT6 9GJ



Price: OA £195,000

Spacious semi detached villa in need of modernisation.

- 2 Bright reception rooms with bay windows
- Sizeable kitchen area incorporating low flush w.c.
- 3 Good sized bedrooms
- Coloured bathroom suite
- Oil fired central heating
- Part PVC double glazed windows
- Detached garage
- Extensive paved area to rear

This spacious semi detached villa is in need of refurbishment but boasts well-proportioned rooms with original period features. The original extended kitchen area comes complete with a low flush w.c., and there are three bright bedrooms and a bathroom to complete the living space.

This property also has potential development potential in the roofspace, making it an exciting opportunity for a buyer looking to put their stamp on a property.

The oil fired central heating and detached garage provide all the necessary modern conveniences, while the extensive paved area to the rear offers an ideal space to relax and entertain guests.

Located in a highly sought-after residential locality, this villa is within easy reach of many amenities, including the city centre and outer ring network. Don't miss out on the opportunity to own this impressive property with enormous potential.

OPEN ENTRANCE PORCH: PVC front door and frame.

ENTRANCE HALL: Storage under stairs.

LOUNGE: 13'4" x 11'4" bay window, picture rail, cornice ceiling.



LIVING ROOM: 13'2" x 11'4" tiled fireplace, bay window, picture rail, cornice ceiling.

KITCHEN:

15'6" x 8'0" built in cupboards, single drainer stainless steel sink unit, mixer taps, built in bench seating. Separate low flush w.c.



FIRST FLOOR

BEDROOM 1:

13'9" x 10'6" bay window, picture rail.



BEDROOM 2:

11'4" x 10'4"

BEDROOM 3:

7'0" x 7'0"

BATHROOM:

Paneled bath, pedestal wash hand basin, low flush w.c., tiled walls, hot press copper cylinder, willis type immersion heater.



OUTSIDE:

Paved patio to rear. Greenhouse, oil fired boiler. Oil tank.

DETACHED GARAGE:

16'2" x 9'0" Roller door, light and power.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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