



## 62 Stratford Gardens , Belfast, BT14 7NS

**Offers Around £89,950**

A Beautifully Presented And Modernised Mid Terrace Ideally Suited To The Investor Or First Time Buyer Alike

A beautifully presented town terrace house situated within this most popular section of Ardoyne. The modernised accommodation comprises 2 bedrooms, through lounge into bay, modern fitted kitchen incorporating built-in under oven and 4 ring gas hob and fully tiled contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas fired central heating, pvc fascia, eaves, new rainwater goods, improved electrics and has benefited from an NIHE Enveloping Scheme in past years. Offering brick paver off street car parking this "ready to move into" property is conveniently positioned to the many excellent local amenities, short commute to the city centre and is ideally suited to the first time buyer or investor alike - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 62 Stratford Gardens

, Belfast, BT14 7NS



- Beautifully Presented And Modernised Mid Terrace
- Contemporary Fully Tiled Bathroom
- Gas Fired Central Heating
- Most Popular Ardoyne Location
- 2 Bedrooms, Lounge Into Bay
- Upvc Double Glazed Windows & External Doors
- Low Outgoings
- Modern Fitted Kitchen With Built-in Oven & Hob
- Pvc Fascia, Eaves, New Rainwater Goods
- Brick Paver Driveway Parking

## Open Entrance Hall

Upvc double glazed entrance door.

## Lounge into Bay

14'3" x 13'11" into bay (4.36 x 4.25 into bay)

Wood laminate floor, double panelled radiator, recessed lighting.

Archway to

## Kitchen

13'8" x 8'6" (4.18 x 2.61)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop,

built-in under oven and 4 ring gas hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, breakfast bar, partly tiled walls, ceramic tiled floor, panelled radiator, upvc double glazed rear door.

## First Floor

Landing, access to roofspace.

## Bedroom

14'2" x 9'7" at widest (4.34 x 2.94 at widest)

Wood laminate floor, panelled radiator.

## Bedroom

9'3" x 8'0" (2.84 x 2.46)

Wood laminate floor, panelled radiator.

## Bathroom

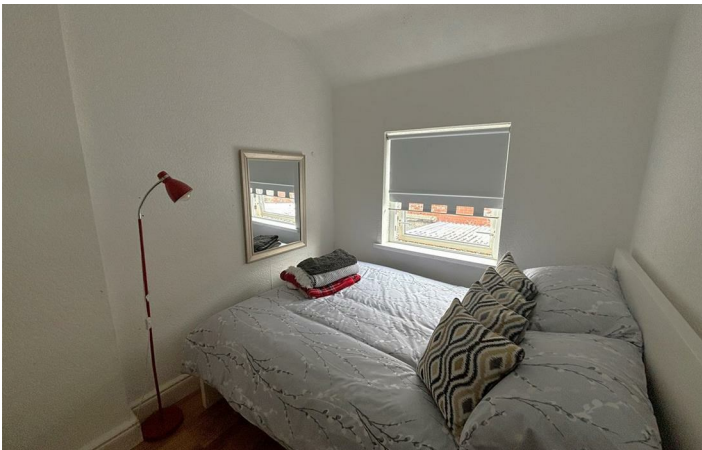
Fully tiled contemporary white suite comprising panelled bath, shower screen, thermostatically controlled shower, pedestal wash hand basin, low flush WC pvc panelled and tiled walls, ceramic tiled floor, panelled radiator.

## Outside

Gardens front in brick pavers with carparking, vertical panel fencing, covered storage to rear, outside tap and light.

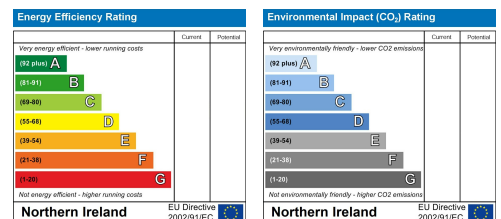


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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