


31 Northbrook Gardens, Belfast,  
County Antrim, BT9

**Asking Price: £169,950**

 **Reeds Rains**

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# Northbrook Gardens, Belfast, County Antrim, BT9

Asking Price: £169,950 To be advised

A beautifully presented terrace home, just off the bustling Lisburn Road.

## DESCRIPTION

We are delighted to offer for sale this stunning mid terrace home in Northbrook Gardens, located just off the bustling Lisburn Road.

On the ground floor, the home comprises a bright and spacious living room, and a modern kitchen with dining space, integrated appliances, and patio doors to the rear garden. Moving to the first floor, there are two generous double bedrooms, and a stunning bathroom with white suite.

Externally, there is an enclosed front garden, and an impressive rear garden, perfect for entertaining, which has a decking area and has also been laid in artificial grass. The property further benefits from PVC double glazing and a gas fired central heating system.

The home is the perfect purchase for the first time buyer and buy to let investor. Due to the excellent condition and location of the property, we would expect plenty of interest early on, and we would advise viewing at your earliest convenience to avoid any disappointment.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hall with laminate flooring and PVC front door.

### Living Room

An impressive living space with spotlighting, laminate flooring with outlook to the front.

### Kitchen

A stunning kitchen with an excellent range of high and low level units, an integrated fridge and freezer, electric job and oven, 1.5 drainer with mixer taps and extractor hood. The kitchen also has space for dining and has

patio doors leading to the rear garden.

## FIRST FLOOR

### Bedroom One

A spacious double bedroom with built-in sliderobes, and above stair storage robes.

### Bedroom Two

A bright double bedroom with carpet flooring and outlook to the rear garden.

### Bathroom

A stunning bathroom with a three piece white suite, to include a low flush wc, wash hand basin with waterfall style mixer tap, and a bath with overhead thermo-controlled shower unit with square rainfall shower heads. The bathroom has been finished with a tiled floor, partially tiled walls, and also has a heated towel rail and spotlighting.

## OUTSIDE

Externally, there is an enclosed garden to the front, and to the rear there is a spacious garden, which has been laid in artificial grass and also has a decking area.

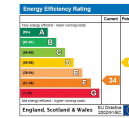
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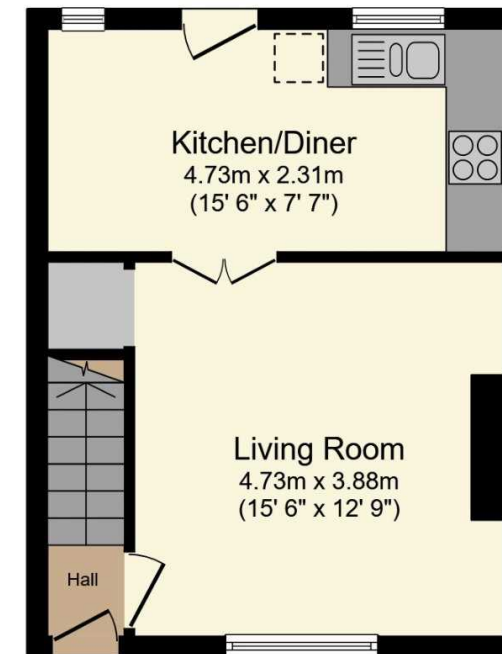
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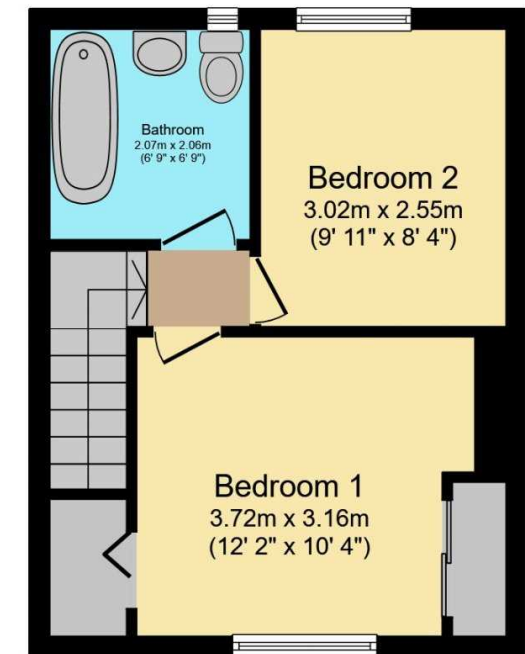
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For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 59.5 sq.m. (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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