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**19 Aigburth Park**

Belfast  
BT4 1PQ

**Offers Over £159,950**

## 19 AIGBURTH PARK, BELFAST, BT4 1PQ

- **Stunning End Terrace Close To Belmont Village**
- **Belfast City Centre Easily Accessible**
- **Bright And Spacious Living / Dining Room**
- **Modern Kitchen With A Porcelain Tiled floor**
- **Three Generous Bedrooms**
- **Luxury Bathroom In White Suite**
- **Paved Rear Yard / Side Garden In Loose Stone**
- **Gas Heating / Double Glazing**
- **Significantly Refurbished Within Last 8 Years**
- **Early Viewing Advised**



### Property Comprises

Stunning end terrace located within walking distance of Belmont village. Many shops, boutiques and restaurants are close at hand and Belfast city centre is easily accessible by bus, car or rail.

The property has been maintained to an exceptional standard. The accommodation comprises of a bright and spacious living / dining room with an engineered oak wooden floor and a modern kitchen with porcelain tiled floor on the ground floor. Three generous bedrooms and a bathroom in a luxury white suite are to the first floor floor. The roof space is insulated and partially floored ideal providing excellent storage.

The property further benefits from a private, enclosed rear yard, side garden in loose stone and a paved front forecourt garden, gas fired central heating and double glazing.

Early viewing is advised.





### Property Comprise s

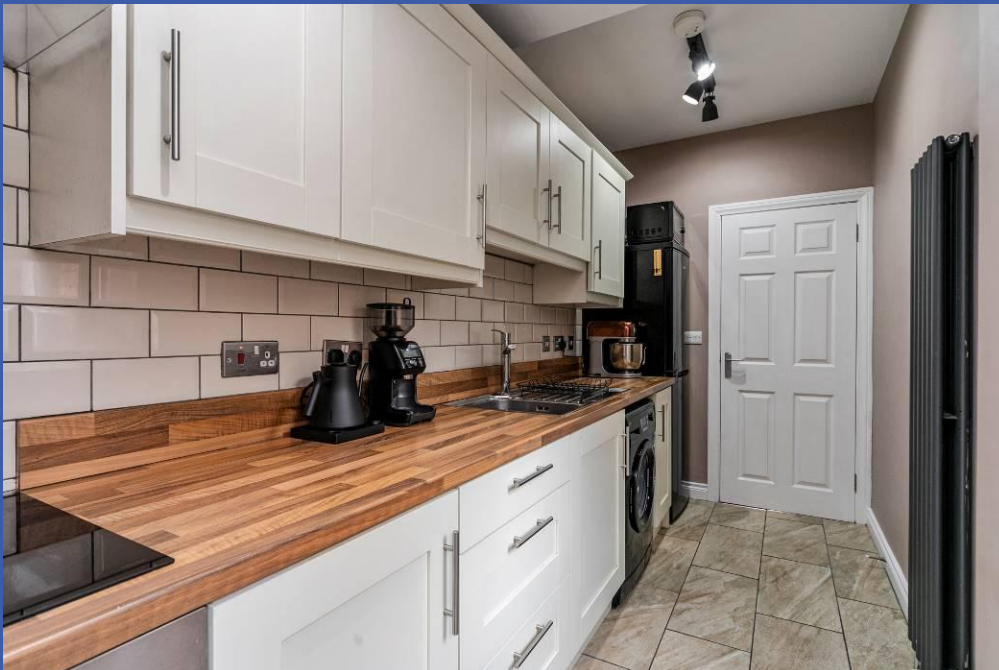
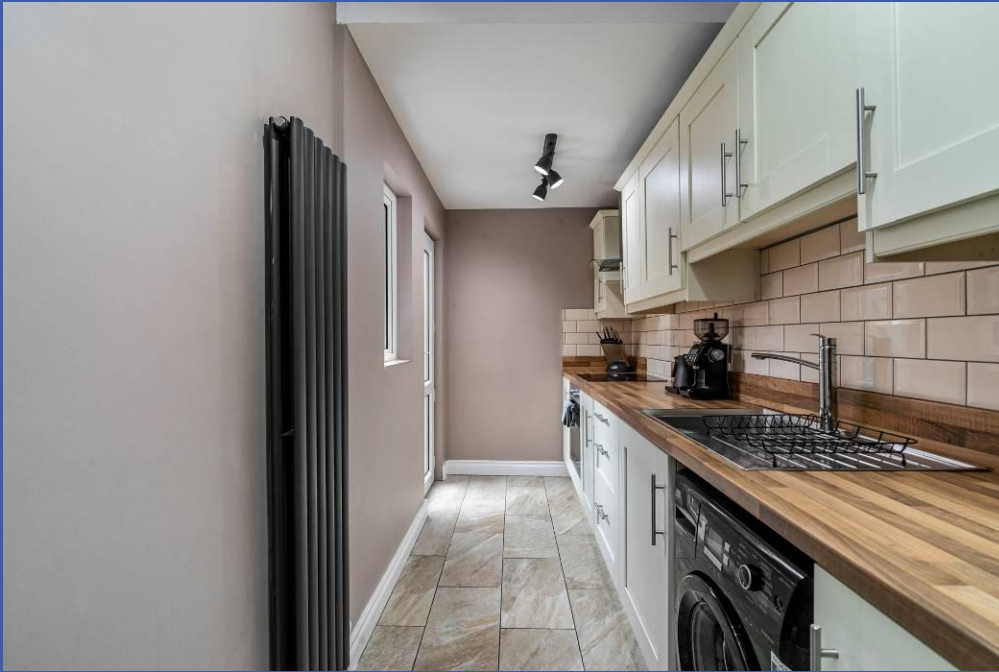
#### **ENTRANCE HALL**

uPVC front door, engineered oak floor, cornicing, under stair storage

#### **LIVING / DINING ROOM 20' 6" x 10' 5" (6.27m x 3.2m)**

Engineered oak flooring, cornicing





**KITCHEN 14' 4" x 5' 4" (4.39m x 1.65m)**

Excellent range of high and low level units with chrome handles, wood effect work surfaces with matching upstand, integrated oven and four ring halogen hob with extractor fan with glass canopy over, plumbed for washing machine, space for fridge freezer, chrome light and socket fittings, vertical wall mounted radiator, uPVC back door, tiled floor, partly tiled walls



## LANDING

Accessed to roof space, (ladder access, partly floor and insulated)

## BEDROOM 1 10' 4" x 9' 3" (3.15m x 2.82m)

Picture rail

## BATHROOM 2 10' 2" x 8' 9" (3.1m x 2.67m)

Picture rail

## BEDROOM 3 7' 8" x 6' 3" (2.34m x 1.91m)



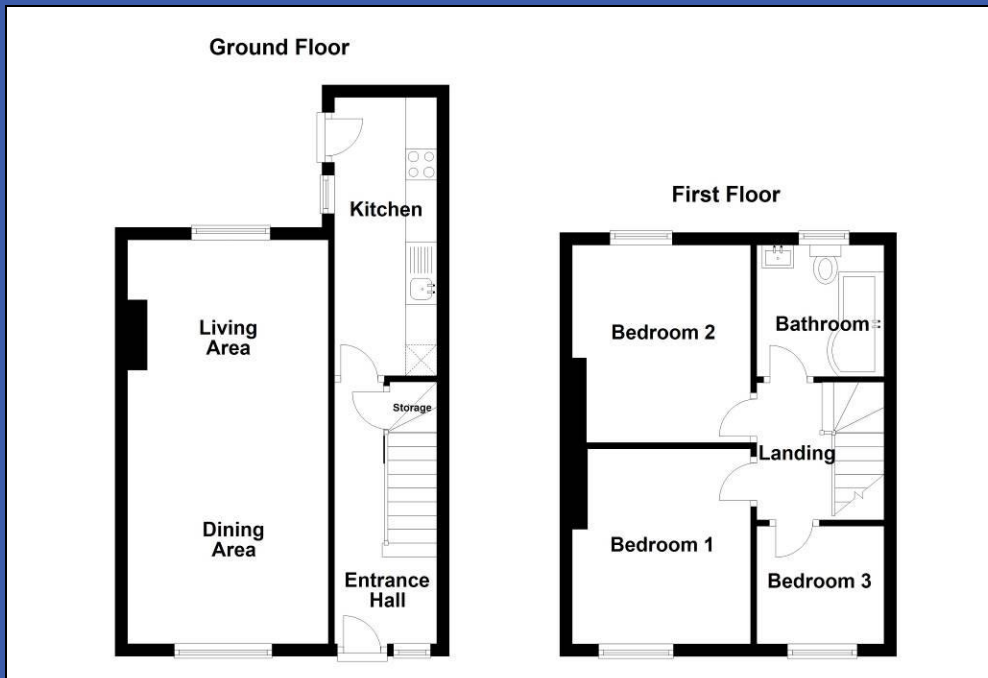


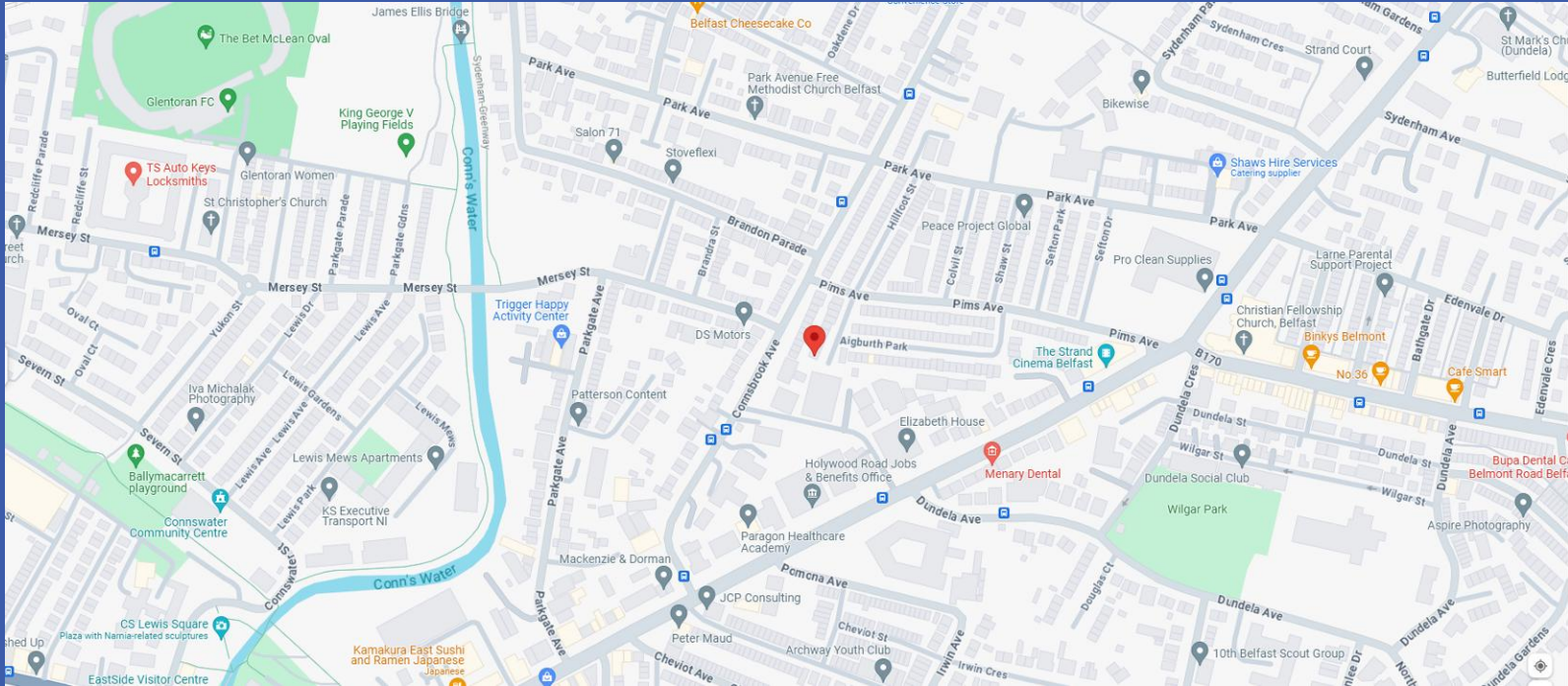
### BATHROOM

Luxury white suite comprising of a curved panel bath with chrome taps, wash hand basin with chrome taps and storage under, low flush w.c, heated chrome towel radiator, storage, tiled floor, partly tiled walls

### OUTSIDE

Private, enclosed, paved rear garden with covered storage area. Side garden in loose stone with mature hedge. Paved front forecourt garden.





**Directions:**

Please see map above.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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