



61 North Gardens, Belfast, BT5 6BZ

- Extended, Semi Detached Home
- Lounge; Living Through Dining Room
- Bathroom; White Suite
- Private Driveway; Car Port
- Convenient Location
- Three Well-Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Enclosed, Landscaped Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side panels. Stairwell to first floor. Access to under stair store area.

LOUNGE 12'8" x 11'2"

Open fire in tiled fireplace with matching hearth and timber surround. Folding doors leading to;

LIVING THROUGH DINING ROOM 18'9" x 10'5"

PVC French doors to rear garden.



KITCHEN 15'1" x 6'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with stainless steel splashback and extractor hood over. Integrated fridge freezer and dishwasher. Plumbed and space for automatic washing machine. Twin glass fronted display cabinets. Recess for microwave oven. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to partially floor roof space via slingsby style ladder.

BEDROOM 1 12'6" x 10'7"

Access to hot press.

BEDROOM 2 12'7" x 10'6"

BEDROOM 3 9'4" x 7'0" (wps)

BATHROOM

White three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway area finished in concrete.

Lean to car port.

Front garden finished in lawn and range of plants and shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas and range of plants and shrubs.

Boiler house with oil fired central heating boiler.

PVC Oil storage tank and outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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





Well presented, extended, three bedroom, semi detached home, situated within the popular North Gardens/Orangefield area of East Belfast.

The property comprises entrance hall, lounge, living through dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys private driveway, car port, and fully enclosed, landscaped rear garden.

Other attributes include oil heating, PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.

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	51	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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