

## 26 Northwood Road , Belfast, BT15 3QS

**Offers Over £100,000**

Modernised And Extended End Of Terrace Holding A Superb Corner Site With Further Potential Subject To Planning.

Holding a superb corner site with obvious further potential subject to planning in this quiet cul de sac position with the City Centre a short commute away this attractive red brick end of terrace will have immediate appeal. The modern interior comprises 2 bedrooms, spacious lounge into bay, modern fitted kitchen, conservatory, covered storage, superb roof space storage and classic white bathroom suite. The dwelling further offers uPvc double glazed windows & doors, roofing improvements, new rainwater goods and recently installed gas fired central heating. With extensive corner gardens to enjoy plus the most convenient location this is a home which will have immediate appeal.

Early viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 26 Northwood Road , Belfast, BT15 3QS



- Modernised And Extended End Of Terrace
- Fixed Staircase To Roofspace Storage
- Upvc Double Glazed Windows
- Feature Conservatory
- Large Corner Site With Further Potential Subject To Approvals
- Modern Fitted Kitchen
- Recently Installed Gas Central Heating
- 2 Bedroom, 2 Reception Rooms
- Classic White Bathroom Suite
- New Rainwater Goods

## Extended Entrance Porch

External lighting, brick paved path, brick boundary walls.

## Entrance Hall

Composite front door.

## Lounge

13'8" x 10'9" into bay (4.19 x 3.28 into bay)  
Attractive brick fireplace, wood laminate floor, understairs storage, double panelled radiator.

## Kitchen

14'0" x 8'9" (4.28 x 2.69)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, plumbed for washing machine, fridge/freezer space, partly tiled walls, Lvf flooring, panelled radiator, Upvc double glazed rear door.

## Conservatory

11'7" x 9'3" (3.54 x 2.84)  
Pvc patio style doors.

## First Floor

Landing, panelled radiator.

## Bathroom

Classic white suite comprising panelled bath, drench style shower, vanity unit, low flush WC, partially tiled walls, ceramic lfv flooring, panelled radiator.

## Bedroom

8'5" x 7'10" (2.58 x 2.41)  
Wood laminate floor, double panelled radiator.

## Bedroom

13'4" x 10'7" (4.07 x 3.24)  
Lvf flooring, panelled radiator, fixed staircase.

## Roofspace Storage

12'0" x 9'4" (3.66 x 2.87)  
Under eaves storage x 3, Velux window, gas boiler, double panelled radiator.

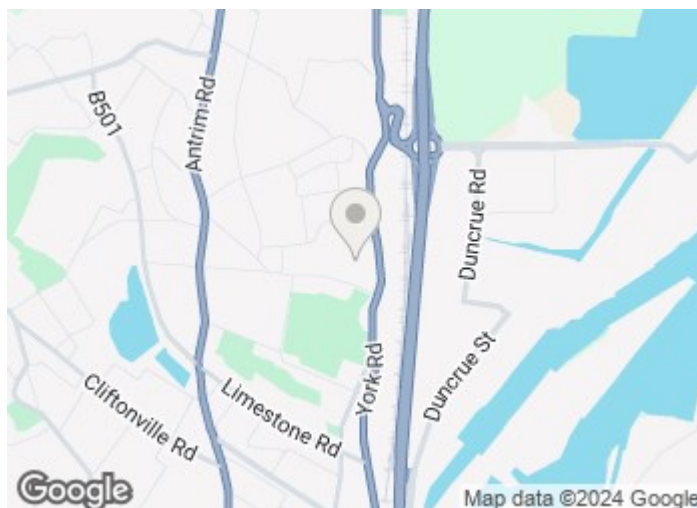
## Covered Storage

13'1" x 9'9" (4.01 x 2.99 )  
Outside tap.

## Outside

Front, side and rear in brick boundary walls, vertical panel fencing, mature lawn.

As per planning Application Reference:Z/2008/1395/F, planning was previously passed in 2008 for erection of a 2 storey dwelling in the garden of 26 Northwood Road. Please note that the planning permission has expired.



## Directions



# Floor Plan

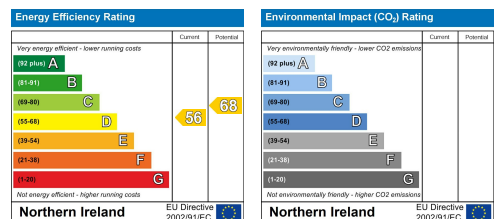
26 Northwood Road, BELFAST, BT15 3QS



Total Area: 64.5 m<sup>2</sup> ... 694 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN 028 9060 5200
- BALLYHACKAMORE 028 9047 1515
- BALLYNAHINCH 028 9756 1155
- BANGOR 028 9127 1185
- CARRICKFERGUS 028 9336 5986
- CAVEHILL 028 9072 9270
- DOWNPATRICK 028 4461 4101
- FORESTSIDE 028 9064 1264
- GLENGORMLEY 028 9083 3295
- MALONE 028 9066 1929
- NEWTOWNARDS 028 9181 1444
- RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark