



32 The Crescent, Belfast, BT10 0GJ

Price Guide £200,000

Situated in the popular Erinvale development, off Finaghy Road South, this well presented semi - detached home will no doubt prove popular with a range of potential buyers. The bright and spacious accommodation comprises three well proportioned bedrooms, open plan living / dining room, contemporary kitchen and bathroom suite. The property also benefits from gas fired central heating and PVC double glazed windows. Externally the property boasts a large, private enclosed rear garden in lawn with patio area, front garden, detached garage and spacious driveway providing ample parking. Located in this highly sought after area we recommend immediate internal viewing.

- Beautiful Semi-Detached Home
- Three Good Sized Bedrooms
- Modern Bathroom Suite
- PVC Double Glazed Windows
- Driveway Providing Ample Parking
- Sought After Location
- Open Plan Living / Dining
- Gas Fired Central Heating
- Large Enclosed Garden to Rear
- Detached Garage

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	60
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Glass panelled PVC front door.

RECEPTION HALL

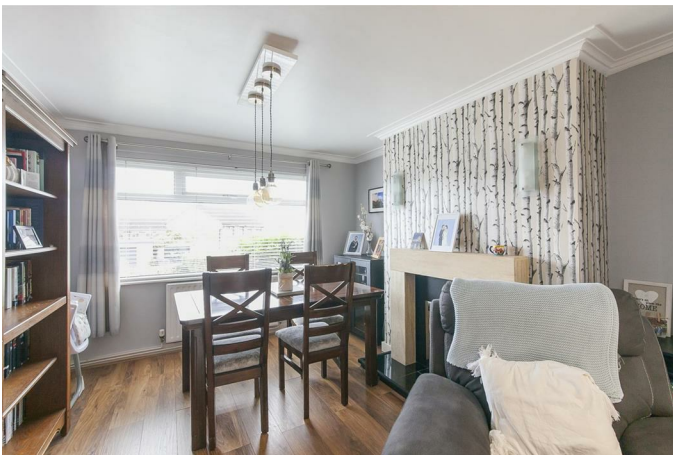


Storage under stairs. Tiled floor. Recessed spot lighting.

LIVING / DINING 24'4" x 10'9" (7.44 x 3.28)



Laminate wood floor, feature fires to both living and dining areas. Double PVC doors to rear garden & patio.



KITCHEN 10'11" x 7'4" (3.35 x 2.26)



Beautiful range of high and low level units, plumbed for washing machine, integrated dishwasher, integrated fridge / freezer, single drainer stainless steel sink unit with mixer tap, recessed spot lighting.

ON THE FIRST FLOOR

BEDROOM ONE 12'4" x 8'9" (3.78 x 2.67)



BEDROOM TWO 11'3" x 11'3" (3.45 x 3.43)



BEDROOM THREE 8'2" x 7'4" (2.51 x 2.26)



BATHROOM



White suite comprising panel bath with electric shower over, pedestal wash hand basin, low flush W.C, part tiled walls, tiled floor.

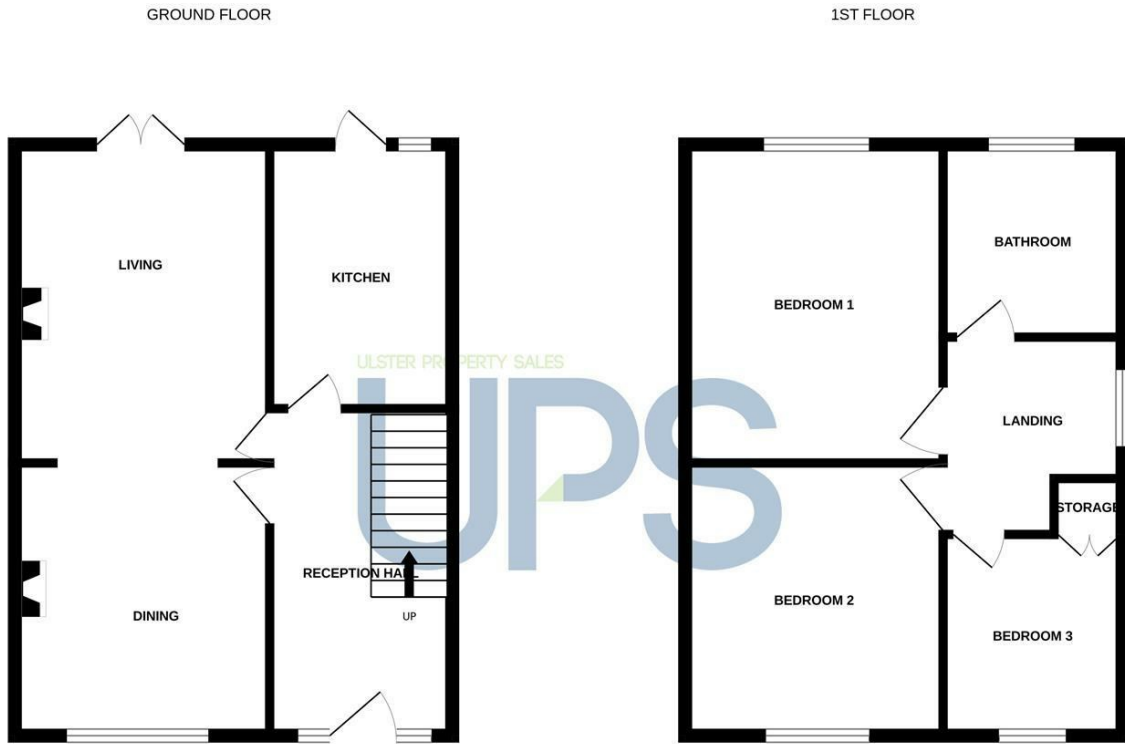
OUTSIDE



Private and large enclosed garden to rear, patio area. Front garden in lawn, tarmac driveway providing ample off street viewing. Detached garage.

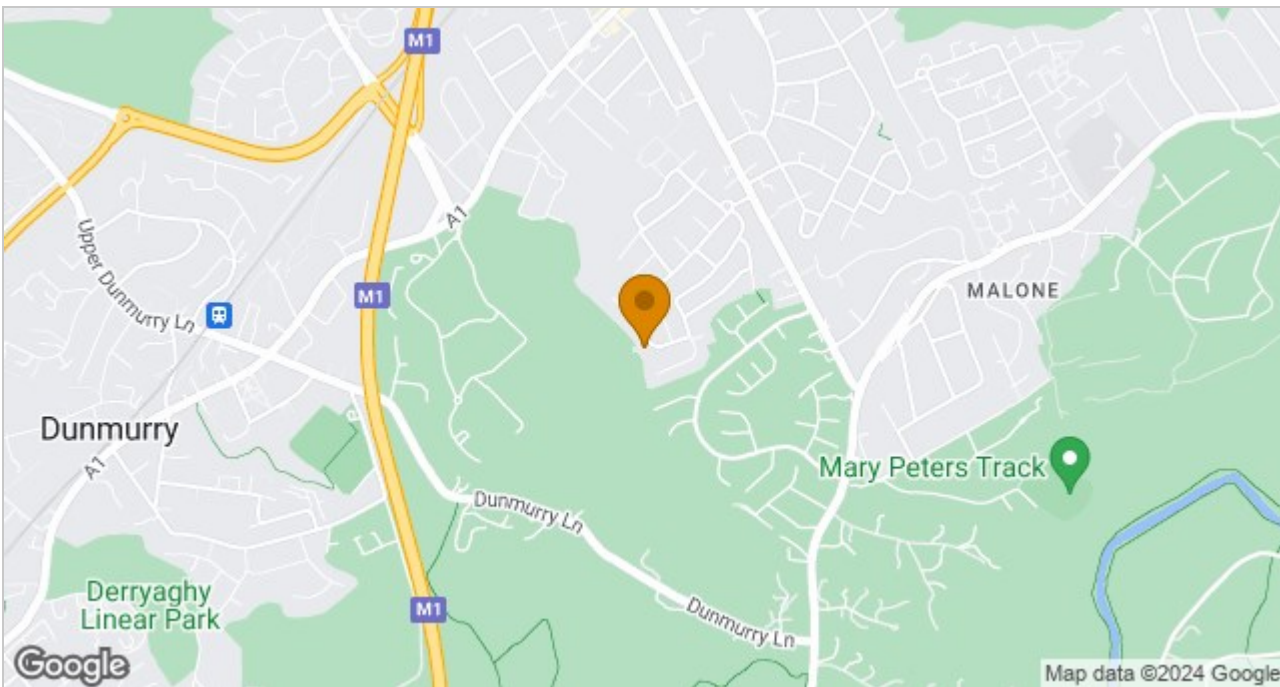


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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