



## 706 Crumlin Road , Belfast, BT14 8AD

**Offers In The Region Of  
£119,950**

Impressive Double Extended Period Red Brick End Of Terrace Holding A Prime Main Road Position.

A superb opportunity to purchase a spacious, well maintained and much improved double extended red brick end of terrace in this most convenient location. The spacious interior comprises 3 bedrooms, through lounge into twin bays, extended modern kitchen with utility area off and luxury extended white bathroom suite. The dwelling further offers upvc double glazed windows, pvc fascia and eaves, gas central heating, and has been well maintained and updated but offers obvious further potential for the growing family buyer or canny investor alike. This most convenient location just a short commute to the City and spacious accommodation combines with off street carparking to the rear with car port to make this a home worthy of your immediate attention.

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

# 706 Crumlin Road

, Belfast, BT14 8AD



- Double Extended End Of Terrace
- Upvc Double Glazed Windows
- Gas Central Heating
- 3 Bedrooms Through Lounge
- Pvc Fascia And Eaves
- Carport To Rear With Off Street Carparking
- Extended Fitted Kitchen With Utility
- Extended Modern White Bathroom
- Highly Regarded Location

## Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

## Through Lounge into Twin Bays

25'3" x 10'8" (7.72 x 3.26)

Attractive marble fireplace, double panelled radiator.

Dining area

## Utility Room

6'11" x 5'6" (2.13 x 1.70)

Fridge freezer space, plumbed for washing machine, tumble dryer space, pvc panelled walls.

## Extended Kitchen

12'4" x 7'6" (3.77 x 2.31)

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-in double oven, cooker space, extractor fan, ceramic tiled floor, partially tiled walls, pvc ceiling, double glazed rear door.

## First Floor

Hot press, walled mounted gas boiler.

## Bedrooms

10'4" x 10'4" (3.17 x 3.15)

Wood laminate floor, panelled radiator.

## Bedrooms

6'3" x 5'9" (1.92 x 1.76)

Panelled radiator.

## Bedroom

10'6" x 10'6" (3.21 x 3.21)

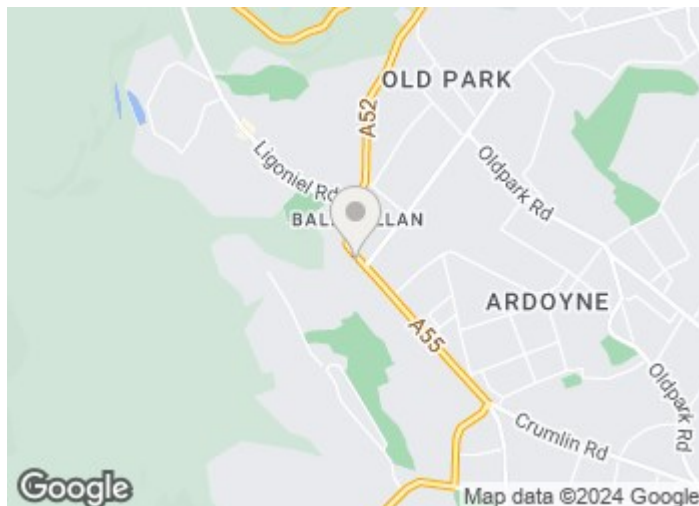
Wood laminate floor, panelled radiator.

## Extended Bathroom

Modern white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush WC, separate shower cubicle, electric shower, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

## Outside

Hard landscaped forecourt, side path and rear patio garden with carport and off street carparking. Garden sheds.



## Directions



# Floor Plan

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.

