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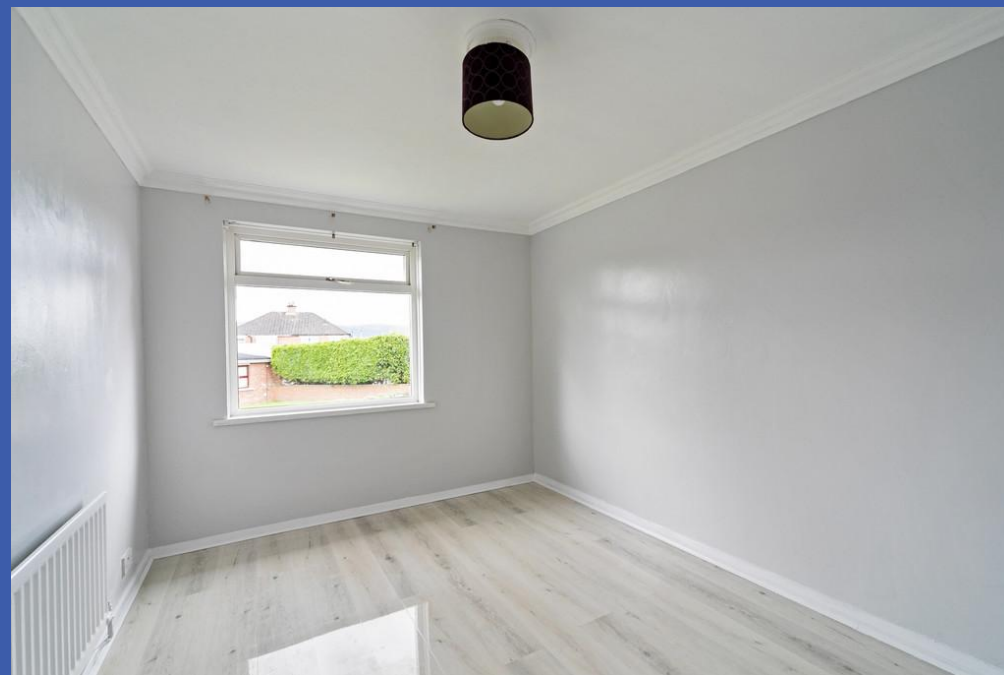
130 Erinvale Drive

Finaghy Road South, Belfast
BT10 0GF

Offers Over £159,950

130 ERINVALE DRIVE, BT10 0GF

- Semi Detached Family Home in a Prime Location
- Good Sized Lounge
- Fitted Kitchen with Dining Area
- 3 Bedrooms
- Adaptable Accommodation
- Shower Room with White Suite
- Oil Fired Central Heating / Double Glazed Windows
- Driveway Parking/Garage
- Enclosed and Private Rear Garden with Sheltered Sitting Area
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport



This attractive semi detached property is situated in a prime cul de sac location just off Finaghy Road South.

The property is well presented and tastefully decorated by the current owner and offers spacious, well-proportioned accommodation.

The internal accommodation benefits from the generous lounge and modern kitchen with a breakfast area. In addition, there are three bedrooms and a shower room with white suite.

The internal accommodation is perfectly complemented by the enclosed and private rear garden with sitting area along with a garage and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport, viewing is highly recommended.





PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Laminate wood effect floor.

LOUNGE 18' 10" x 10' 11" (5.74m x 3.33m) Laminate wood effect floor, uPVC double glazed door to rear.

KITCHEN WITH BREAKFAST AREA 15' 10" x 10' 10" (4.83m x 3.3m) Range of high and low level units, work surfaces, Vogue stainless steel sink unit with drainer, Indesit 4 ring hob with Neff electric oven under and extractor fan over, plumbed for washing machine, part tiled walls tiled floor, external access.

BEDROOM 16' 2" x 8' 10" (4.93m x 2.69m) (@ widest points) Laminate wood effect floor and skylight, connecting door to bedroom.

BEDROOM 8' 11" x 8' 5" (2.72m x 2.57m) Laminate wood effect floor.

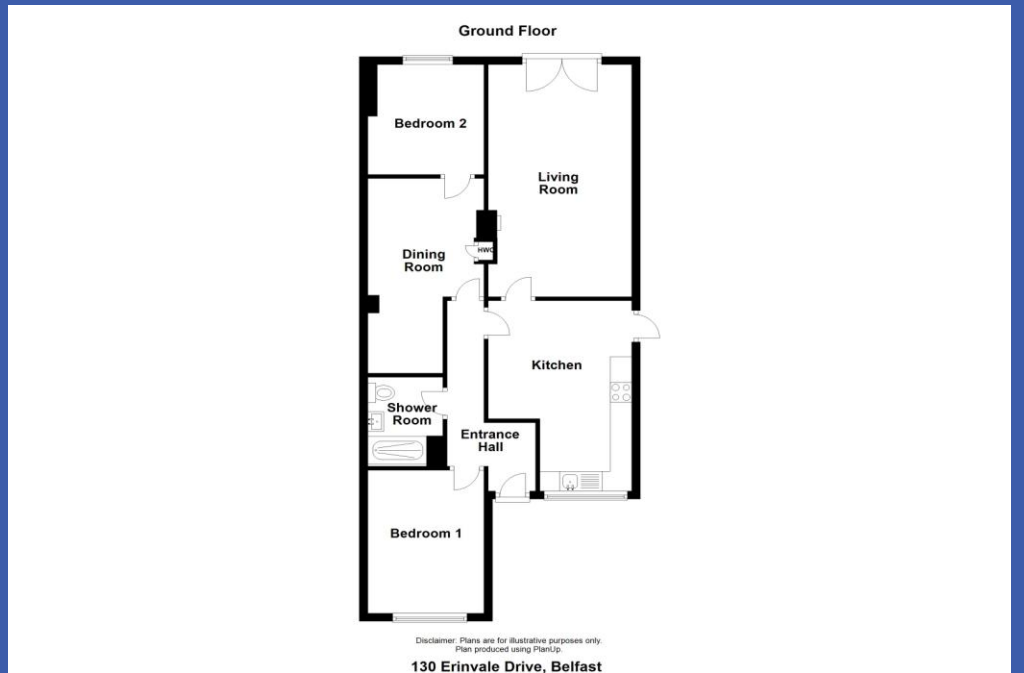
BEDROOM (POTENTIAL ADDITIONAL RECEPTION ROOM) 11' 11" x 8' 10" (3.63m x 2.69m) Laminate wood effect floor.

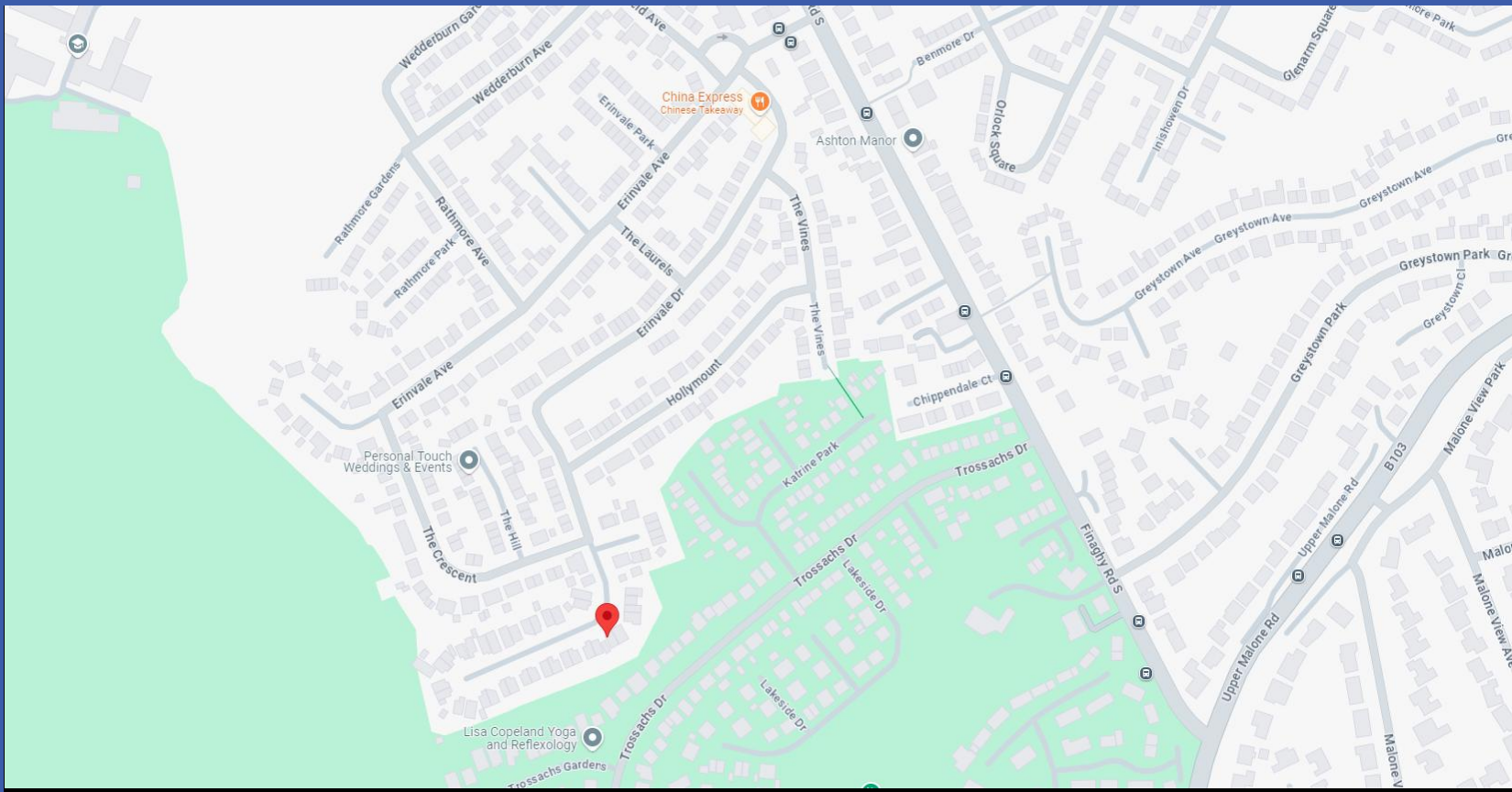
SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, panelled shower cubicle with rainwater shower, panelled walls and ceiling, low voltage spotlights, skylight and extractor fan.

OUTSIDE Front garden in lawns, driveway with parking, private rear garden in lawns with paved patio area and boundary fence, detached garage/store.









Directions:

From Finaghy Road South turn in to Erinvale Avenue and Erinvale Drive is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		



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