

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



13 Hillfoot Street, Belfast, BT4 1PR

- Mid Terrace Property
- Lounge Through Dining Room
- Bathroom With Four Piece Suite
- Double Glazed Windows
- Convenient Location
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Gas Fired Central Heating
- Fully Enclosed Rear Yard
- Ideal First Time / Buy To Let Investment

Offers Over £99,950

EPC Rating D



13 Hillfoot Street, Belfast, BT4 1PR



PROPERTY DESCRIPTION

ACCOMMODATION

Hardwood glazed front door with matching glazed fanlight over, leading into:

LOUNGE THROUGH DINING ROOM 22'5" x 13'5" (wps)

Tiled floor to entrance with wood laminate floor covering continuing throughout. Dual aspect windows with bow bay window to front elevation. Focal point fireplace recess with tiled hearth. Stairwell leading to first floor. Access to under stairs storage.



KITCHEN 13'6" x 7'8"

Fitted kitchen with range of high and low level storage units and melamine work surface. Composite sink unit with matching draining bay. Integrated four ring hob. Integrated eye level double oven. Plumbed for automatic washing machine. Space for fridge freezer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to work surface. Tiled floor. Hardwood double glazed door leading to enclosed rear garden.

FIRST FLOOR

LANDING

Access to built in store. Stairwell leading to second floor.

BEDROOM 1 13'6" x 10'1" (wps)

Twin windows to front elevation.

BEDROOM 2 13'5" x 7'9"

BATHROOM

White four piece suite comprising panelled bath, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Part tiled walls. Tiled floor. Chrome towel radiator.

SECOND FLOOR

LANDING

Velux window.

BEDROOM 1 10'9" x 9'1" (wps)

Access into eaves storage. PVC double glazed window to rear elevation.

EXTERNAL

Fully enclosed low maintenance rear yard.

External lighting.

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, three bedroom, mid terrace property, conveniently located off Holywood Road, Belfast in close proximity to shops, local amenities, public transport routes and main commuter networks.

The property comprises lounge through dining room, kitchen, three well proportioned bedrooms, and bathroom with four piece suite.

Externally, the property enjoys low maintenance rear yard.

Other attributes include gas fired central heating, double glazed windows, 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	63	67
(39-54) E		
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

