



101 Skegoneill Avenue , Belfast, BT15 3JR

**Offers In The Region Of
£150,000**

Handsome Extended Semi Detached Villa With Fantastic Potential Holding A Superb Corner Site.

Holding a prime level corner site within this ever popular and sought after location this handsome extended semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, two reception rooms, lounge into bay, extended fitted kitchen and white bathroom suite. The dwelling further offers gas central heating, upvc double glazed and wooden single glazed windows and updated wiring and has been well maintained and offers obvious potential. Great position and a superb corner site combines with the most convenient location and the opportunity for the family buyer to put their own stamp, on this superb family home - Early Viewing is recommended.

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

101 Skegoneill Avenue , Belfast, BT15 3JR



- Extended Semi Detached Villa
- Gas Fired Central Heating
- Corner Site With Open Aspect
- 3 Bedrooms, Through Lounge
- Upvc Double Glazed & Single Glazed Windows
- Most Convenient Location
- Extended Fitted Kitchen
- White Bathroom Suite

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Lounge into Bay

13'3" x 11'0" (4.06 x 3.36)

Fireplace, wood laminate floor, panelled radiator.

Dining Room

12'7" x 11'0" (3.86 x 3.36)

Wood laminate floor, panelled radiator.

Extended Kitchen

16'2" x 8'9" (4.93 x 2.69)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

cooker space, tall fridge/freezer space, plumbed for a washing machine, splash back, recessed lighting, upvc double glazed rear door.

Dining Area

Landing

Built-in cupboard, concealed gas boiler, panelled radiator

Bathroom

White suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush WC, partly tiled walls, chrome radiator.

Bedroom

11'3" x 9'6" (3.44 x 2.91)

Panelled radiator.

Bedroom

12'2" x 11'0" (3.71 x 3.36)

Panelled radiator.

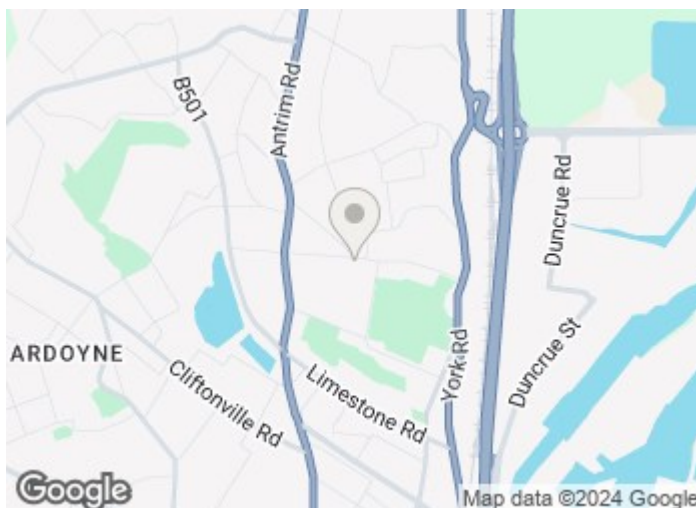
Bedroom

7'9" x 6'11" (2.38 x 2.12)

Panelled radiator.

Outside

Hard landscaped gardens front, side and rear with mature hedging, outside tap



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.



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