


32 Matchett Street, Belfast, County Antrim, BT13

Asking Price: £129,950

 **Reeds Rains**

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Matchett Street, Belfast, County Antrim, BT13

Asking Price: £129,950

EPC Rating: C

Beautifully Finished Terrace Home.

DESCRIPTION

We are delighted to offer for sale this recently refurbished mid terrace home. The property is conveniently located 10 minutes from the Belfast City Centre, and is a short walk from local shops and amenities that run along both the Shankill & Crumlin Roads. Metro bus services can also be found here.

Internally, there is a bright living room with bay window and a very spacious kitchen with integrated appliances and ample dining space. The first floor comprises three very well appointed bedrooms and a stunning bathroom suite. Externally, you can find a small gated garden to the front, and a private rear garden with patio and artificial lawn areas, perfect for entertaining.

The home further benefits from PVC double glazing and a gas fired central heating system.

We expect high levels of interest, and would therefore recommend early viewing to avoid any disappointment.

GROUND FLOOR

Entrance Hall

Porch area with glazed pvc door, laminate flooring and tongue & groove wall and ceiling panelling.

Living Room

15'11" x 12'4" (4.85m x 3.76m)

A bright living room with laminate flooring, bay window and ceiling cornicing.

Kitchen/Diner

15'11" x 10'6" (4.85m x 3.2m)

A stunning kitchen with integrated appliances, to include the fridge/freezer, electric hob, microwave and oven. There is also an excellent range of high and low level units, a 1.5 drainer with mixer tap and extractor hood.

The kitchen has been beautifully finished with laminate flooring and wall panelling. There is also an under-stair storage cupboard, and cloak room to the rear.

FIRST FLOOR

Bedroom One

12'6" x 8'11" (3.8m x 2.72m)

A spacious double bedroom with carpet and an outlook to the front.

Bedroom Two

10'7" x 8'6" (3.23m x 2.6m)

A spacious double bedroom with carpet, built-in robe and outlook to the rear.

Bedroom Three

9'9" x 8'11" (2.97m x 2.72m)

A very generous third bedroom with carpet and an outlook to the front.

Bathroom

7'4" x 7'2" (2.24m x 2.18m)

A beautifully finished bathroom suite with three piece suite to include a low flush wc with concealed cistern, wash hand basin with mixer tap and vanity unit, and a bath with mixer taps and a handheld shower unit. The bathroom has been finished with vinyl flooring, pvc wall panelling, and a tongue and groove ceiling.

OUTSIDE

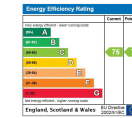
Externally, there is a small gated garden to the front, and an excellent enclosed garden to the rear with patio and artificial lawn area, perfect for entertaining.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.