



## 78 Inishowen Drive, Belfast, BT10 0EW

**Price Guide £165,000**

Conveniently located in a popular residential area in Finaghy, we are pleased to offer for sale this excellent terrace property. Bright and spacious throughout the accommodation comprises two reception rooms, modern kitchen, three good sized bedrooms and shower room. Externally there is a front garden and good sized patio garden to rear. Within easy access to the shops and cafes of Finaghy and also close to the Lisburn Road with excellent public transport links and schools nearby.

- Well Presented Mid-Terraced Home
- Two Reception Rooms
- First Floor Shower Suite
- PVC Double Glazed Windows
- Suitable For A Range Of Prospective Purchasers
- Three Good Sized Bedrooms
- Modern Kitchen
- Oil Fired Central Heating
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	58
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**  
PVC front door.

**RECEPTION HALL**



Storage under stairs. Laminate wood floor.

**DINING ROOM 14'5" x 9'10" (4.4 x 3.0)**



Laminate wood floor.

**LOUNGE 13'9" x 11'5" (4.2 x 3.5)**



Laminate wood floor.

**KITCHEN 9'10" x 6'10" (3.0 x 2.1)**



Modern range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated oven, electric 4 ring hob, stainless steel extractor fan, plumbed for washing machine and tiled floor.

**ON THE FIRST FLOOR**

Storage off landing.

**BEDROOM ONE 12'5" x 9'2" (3.8 x 2.8)**



Laminate floor.

**BEDROOM TWO 10'2" x 10'2" (3.1 x 3.1)**



Laminate floor. Built in storage.

### BEDROOM THREE 13'5" x 8'2" (4.1 x 2.5)



Laminate floor.

### SHOWER ROOM



Low flush W.C, pedestal wash hand basin, electric shower, heated towel rail, fully tiled walls and tiled floor.

### OUTSIDE

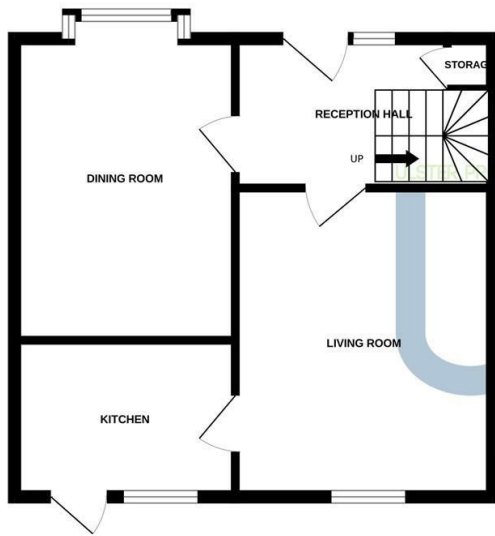


Paved patio garden to rear. Front garden.

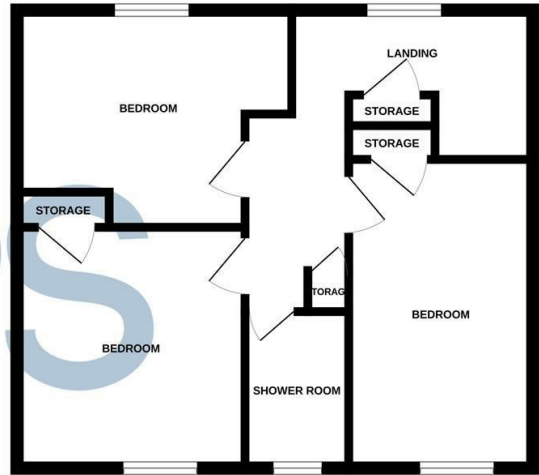


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



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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