



22 Mount Vernon Drive, Belfast, BT15 4BP

- Extended, Mid Terrace Property
- Lounge; Dining Room; Sun Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen
- Oil Heating
- Low Maintenance Garden
- Ideal First Time Buy/Buy To Let

Offers Over £89,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to utility store. Glass panelled doors leading to lounge and kitchen.

LOUNGE 11'5" x 11'0" (wps)

Wood laminate floor covering. Access to store. Glass panelled French doors leading to:

DINING ROOM 8'10" x 8'9"

Wood laminate floor covering. Open arch to kitchen. PVC double glazed French doors leading to:

SUN LOUNGE 13'1" x 8'11"

Wood laminate floor covering. PVC double glazed French door leading to rear garden.



KITCHEN 10'9" x 10'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Built in wine rack. Tile effect panelling to walls. Access to shelved hot press.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'10" x 10'0"

Wall to wall fitted wardrobes in sliding doors. Wood laminate floor covering. View towards green.

BEDROOM 2 10'2" x 9'0"

Wood laminate floor covering.

BEDROOM 3 10'9" x 7'10" (wps)

View towards green. Built in wardrobe/store.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. Wood laminate floor covering.

EXTERNAL

Low maintenance gardens front and rear, finished in paving and concrete patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside taps front and rear.

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, with sun lounge extension to rear, conveniently located within the popular Mount Vernon area of North Belfast.

The property comprises entrance hall, lounge, dining room, sun lounge, kitchen, three well-proportioned first floor bedrooms, and deluxe shower room with contemporary, white, three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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		58	70
(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

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