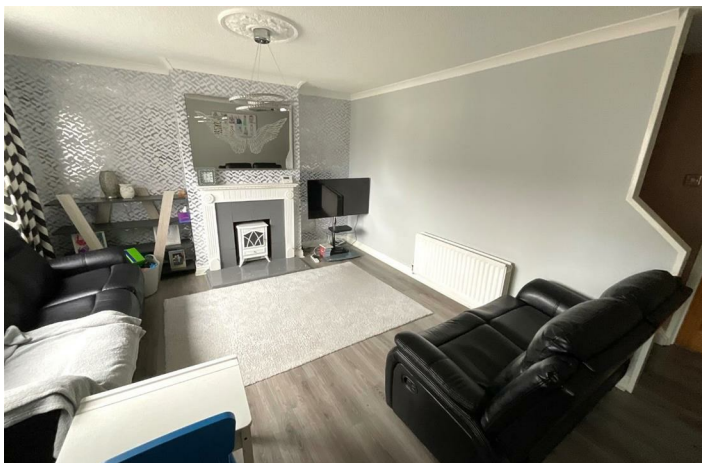
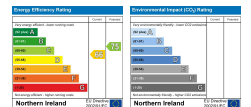




10 Crossland Court
Belfast, BT13 2DT

Offers in excess of
£110,000



10 Crossland Court

, Belfast, BT13 2DT

Offers in excess of £110,000



A deceptively spacious modern build townhouse in an enviable cul-de-sac location which will appeal to first-time buyers, growing families and investors alike.

Internally this beautiful dwelling comprises entrance hall, bright reception with attractive fireplace, modern fitted kitchen with dining space, downstairs cloakroom, classic white bathroom suite and three well proportioned bedrooms. Outside there is a paved courtyard to the front and a private low maintenance patio garden to the rear.

The property further benefits from gas fired central heating, full uPVC double glazing and a fully floored loft suitable for light storage.

Located just off the Shankill Road, Crossland Court is conveniently located close to many leading shops and amenities including Hillview Retail Park, Woodvale Park and Ballygomartin Tesco. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with glass inset, tiled flooring, enclosed electricity meter, wooden internal door with glass insets leading to:

Living Room 12'5" x 15'8" (3.80m x 4.80m)

Tiled fireplace with wooden surround with electric fire inset, wood laminate flooring, double panelled radiator, stairs leading to first floor

Kitchen 14'11" x 14'0" (4.57m x 4.27m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, under stair storage, plumbed for a washing machine, tiled flooring, recessed lighting, enclosed storage cupboard, dining space, leading to:

Back Hall

Tiled flooring, PVC back door leading to enclosed rear yard

Downstairs Cloakroom

Low flush WC

First Floor

Landing

Enclosed storage cupboard housing gas boiler, stairs leading to floored loft suitable for light storage

Floored Loft 12'0" x 15'6" (3.66m x 4.74m)

Eaves storage units, 2 Velux windows, recessed lighting, electrical sockets

Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, tile effect

laminated flooring, PVC cladded walls and ceiling with recessed lighting, heated towel rail

Front Bedroom 9'7" x 8'8" (2.93m x 2.65m)

Panelled radiator

Rear Bedroom 10'5" x 8'3" (3.19m x 2.54m)

Enclosed storage cupboard, panelled radiator

Third Bedroom 9'7" x 6'10" (2.94m x 2.10m)

Panelled radiator

Outside

Paved courtyard to front with metal privacy fencing, fully enclosed rear yard with brick wall and wood panelled privacy fencing, pedestrian access on to Canmore Street, decked area



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.