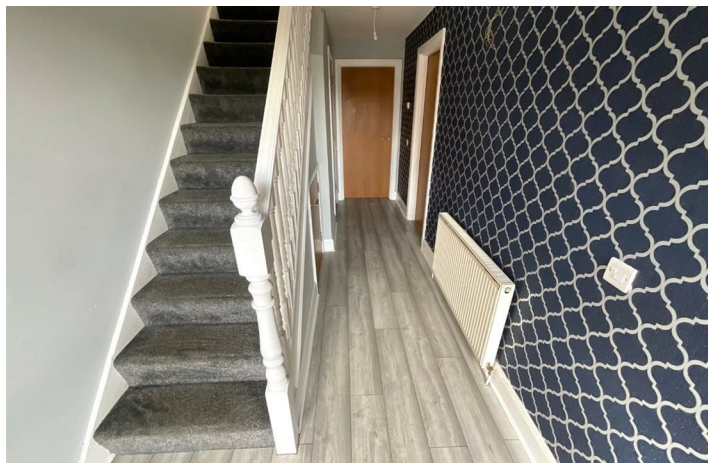
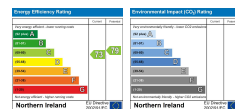




16 Baden Powell Street
 Belfast, BT13 1LR

Offers in the region of
£175,000



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, Belfast, BT13 1LR

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A well presented, recently constructed semi-detached property in a highly regarded residential located which is sure to appeal to first-time buyers and growing families in particular.

Internally the dwelling comprises entrance hallway, open plan reception, fitted kitchen with dining area, downstairs cloakroom, classic white bathroom suite and four bedrooms (primary with en suite shower room). Outside there is a driveway to the front and an enclosed gardens to the side and rear.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

Baden Powell Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

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

Ground Floor

Entrance Hallway

Hardwood front door with glass insets and multi-point lock, wood laminate flooring, double panelled radiator, under stair storage housing electricity meter, stairs leading to first floor

Downstairs Cloakroom

Low flush WC, wall mounted wash hand basin, tiled flooring, double panelled radiator

Living Room 14'1" x 11'10" (4.30m x 3.63m)

Wood laminate flooring, double panelled radiator, double french doors with glass insets leading to:

Kitchen 11'4" x 19'1" (3.47m x 5.82m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, enclosed gas boiler, tiled flooring, dining area with wood laminate flooring, double patio doors leading to rear garden

First Floor

Landing

Enclosed storage cupboard, stairs leading to second floor

Bathroom

Classic white four piece bathroom suite including low flush WC, panelled bath and free standing shower, vinyl flooring, part tile/part PVC cladded walls, double panelled radiator

Front Bedroom 11'3" x 11'10" (3.45m x 3.62m)

Enclosed storage cupboard, double panelled radiator

En Suite Shower Room

Low flush WC, pedestal wash hand basin and free standing shower, tiled flooring and walls, double panelled radiator

Rear Bedroom 11'3" x 11'7" (3.45m x 3.55m)

Enclosed storage cupboard, vinyl flooring, double panelled radiator

Second Floor

Landing

Enclosed storage cupboard

Front Bedroom 10'9" x 15'6" (3.29m x 4.73m)

Dormer window, vinyl flooring, double panelled radiator, stairs leading to first floor

Rear Bedroom 9'7" x 12'0" (2.94m x 3.67m)

Enclosed storage cupboard, vinyl flooring, double panelled radiator, velux window

Outside

Front

Metal privacy gates with access to tarmac driveway, lawn area

Rear

Spacious enclosed gardens laid out in lawn with patio area, wood panelled privacy fencing



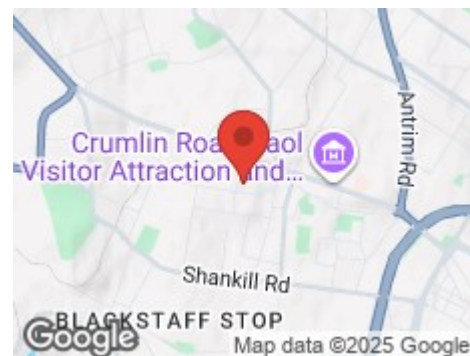
Road Map



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.