



757 Crumlin Road

Belfast

BT14 7GF

Offers Over £179,950

- EXCEPTIONAL EXTENDED MID TERRACE HOME
- BRIGHT & SPACIOUS LIVING ROOM
- MAGNIFICENT KITCHEN OPEN PLAN TO DINING & FAMILY AREAS
- 3 BEDROOMS
- SHOWER ROOM WITH WHITE SUITE / ADDITIONAL GROUND FLOOR WC
- GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- FRONT & ENCLOSED REAR GARDENS IN LAWNS
- IDEAL FOR OWNER OCCUPIERS OR INVESTORS
- CONVENIENT TO A WIDE RANGE OF AMENITIES INCLUDING SHOPS, RESTAURANTS AND PUBLIC TRANSPORT

PROPERTY COMPRISSES

This deceptively spacious, extended red brick mid terrace property is ideally located on Crumlin Road.

The property is superbly finished and immaculately presented by the current owners having been extensively modernised to the highest specification, in particular to include a superb kitchen which is open plan to family and dining areas, a separate bright and spacious living room and guest wc on the ground floor.

On the first floor there are three bedrooms and a shower room.

In addition, the property benefits from double glazed windows and gas central heating.

The internal accommodation is perfectly complemented by the front and enclosed rear gardens in lawns with sheltered sitting area.

Situated close to many local amenities, including shops and public transport, as well as being convenient to Belfast City Centre, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

East Belfast Office

223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office

485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office

69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com



PROPERTY DETAILS AND DIMENSIONS

Feature uPVC front door to...

ENTRANCE HALL Under stairs storage space.

WC White suite comprising low flush wc, vanity unit with storage, part tiled walls, chrome heated towel rail, tiled floor

LIVING ROOM 14' 2" x 12' (4.32m x 3.66m) Built in unit housing gas fired boiler.

MODERN OPEN PLAN KITCHEN / DINING & FAMILY AREA 23' 5" x 17' 4" (7.14m x 5.28m) Range of modern kitchen units, island unit with marble work surface, integrated dishwasher, integrated fridge freezer, four ring gas hob, single drainer 1.5 bowl sink unit with mixer tap, low voltage spotlights, feature flooring, double French doors to rear garden, side door to rear.

FIRST FLOOR LANDING

BEDROOM 13' x 10' 9" (3.96m x 3.28m)

BEDROOM 10' 9" x 10' 4" (3.28m x 3.15m)

BEDROOM 8' 7" x 8' 3" (2.62m x 2.51m)

MODERN SHOWER ROOM White suite comprising low flush wc, vanity unit with storage, walk in fully tiled shower cubicle, part tiled walls

OUTSIDE Front garden in lawns, enclosed rear garden in lawns with sheltered paved sitting area