



## 37 Northwick Drive , Belfast, BT14 7NJ

**Offers Around £119,950**

Superb Extended Period Town Terrace With Off Street Carparking In This Ever Popular Location.

Superb extended town terrace which has benefited from improvement works set within this most popular and sought after location moments from excellent local amenities minutes from the city. The spacious interior has been extended to offer 2 bedrooms, through lounge with dining area, extended kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating and benefits from extensive wood laminate flooring and new carpets. Off street carparking with new privacy fencing to front combines with low outgoings and the highest standard of finish combines to make this the ideal starter home or invest opportunity alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 37 Northwick Drive

, Belfast, BT14 7NJ



- Extended Period Town Terrace
- Extended luxury Kitchen
- Modern White Bathroom
- Ever Popular Location
- 2 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- Off Street Carparking
- Dining Area
- Gas Central Heating
- Highest Presentation

## Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

## Through Lounge into Bay

21'7" x 13'4" at widest (6.59 x 4.08 at widest)

Wood laminate floor, double panelled radiator,

## Dining Area

Panelled radiator, under stair storage.

## Extended Kitchen

11'0" x 8'2" (3.36 x 2.50)

Single drainer stainless steel sink unit, high and low level units, formica worktops, built-in under

oven and ceramic hob, stainless steel canopy extractor fan, fridge/freezer space, plumbed for a washing machine, panelled radiator, Upvc double glazed rear door.

## First Floor

Landing.

## Bathroom

Modern white bathroom suite comprising panelled bathe, electric shower, vanity unit, low flush wc, featured radiator, lv flooring, partly tiled walls, airing cupboard.

## Bedroom

10'8" x 7'2" (3.26 x 2.20)

Wood laminate floor, panelled radiator.

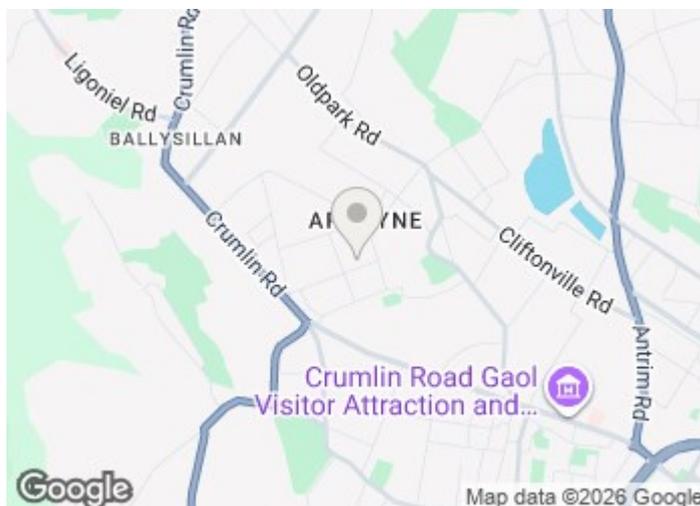
## Bedroom

10'5" x 9'4" (3.19 x 2.87)

Built-in robe, concealed gas boiler, recessed lighting, panelled radiator.

## Outside

Extensive front garden hard landscaped with privacy fencing, off street car parking and patio area. Enclosed rear yard.



## Directions



# Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

