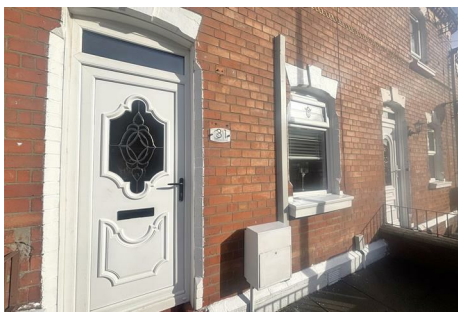




31 Enfield Drive , Belfast, BT13 3DT

Offers Around £85,000

Extended Town Terrace Maintained To An Excellent Standard Over The Years.

A fabulous opportunity to purchase a double extended mid terrace set within this most popular section of the Woodvale Road. The interior comprises 3 bedrooms, 2 reception rooms fitted kitchen and extended classic white bathroom suite with pvc ceiling. The dwelling further offers gas central heating, uPvc double glazed windows, and benefits from wood laminate floor coverings. Ideally suited to the first time buyer or investor alike, the property conveniently positioned to excellent local amenities, local parks, public transport with the hustle a bustle of the Shankill Road with its excellent shopping all within walking distance and the city beyond makes this an opportunity not to be missed.

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

31 Enfield Drive

, Belfast, BT13 3DT



- Extended Period Town Terrace
- 3 Bedrooms 2 Reception Rooms
- Fitted Kitchen With Built-In Oven and Hob
- Kitchen Open Plan To Dining Area
- Gas Central Heating
- Upvc Double Glazed Windows
- Classic White Bathroom Suite
- Investment Opportunity
- Ideal Starter Home
- Popular Location

Enclosed Entrance Porch

Upvc double glazed entrance door.

Open Entrance Hall

Open tread staircase.

Lounge

13'8" x 13'4" (4.18 x 4.08)

Attractive hard wood fire place with marble inset, wall light, wood laminate floor.

Kitchen

8'11" x 7'8" (2.72 x 2.36)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and ceramic hob, integrated extractor fan plumbed for washing

machine, wall mounted gas boiler, partly tiled/partly panelled walls, Pvc ceiling, panelled radiator, recessed lighting, Upvc double glazed rear door.

Open Plan

Dining Room

8'10" x 6'0" (2.70 x 1.84)

Panelled radiator, Pvc panelled wall.

Extended Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand, low flush WC, pvc panelled walls and ceiling, recessed lighting, panelled radiator.

First Floor

Hot Press.

Bedroom

7'5" x 6'8" (2.27 x 2.04)

Panelled radiator.

Bedroom

9'1" x 6'10" (2.78 x 2.09)

Panelled radiator.

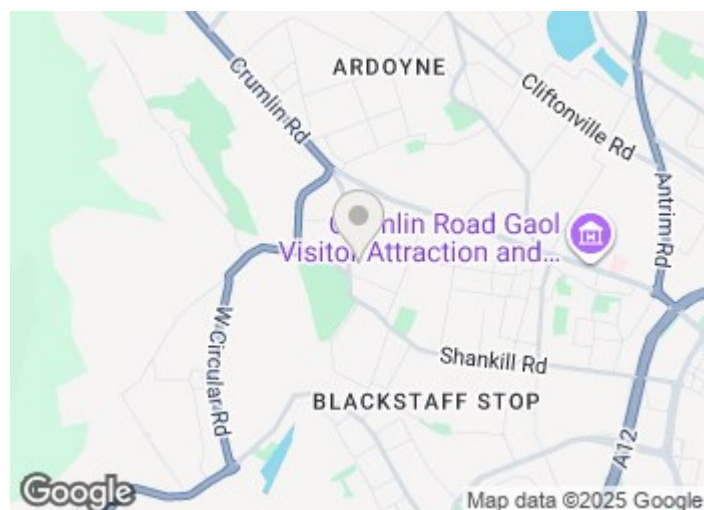
Bedroom

13'8" x 10'0" (4.17 x 3.06)

Panelled radiator.

Outside

Walled forecourt in patio. 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.

