

## 706 Crumlin Road , Belfast, BT14 8AD

**Offers Around £159,950**

Impressive Extensively Refurbished Double Extended Turnkey Red Brick End Of Terrace

A superb opportunity to purchase a spacious, luxuriously appointed turn key double extended red brick end of terrace set within this most convenient location. The spacious interior comprises 3 bedrooms, through lounge into twin bays with dining area, extended newly fitted modern kitchen with built-in oven and hob and newly installed luxury white bathroom suite. The dwelling further offers upvc double glazed windows, pvc fascia and eaves, gas central heating, and has undergone extensive improvement works creating a superb turn key finish.

Secure off street carparking to the rear with car port combines with a most convenient location just a short commute to the City and excellent local amenities to make this the perfect family home.

Internal inspection highly recommended.

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>		
(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>		
	44	66
EU Directive 2002/91/EC		

# 706 Crumlin Road

, Belfast, BT14 8AD



- Double Extended End Of Terrace
- Upvc Double Glazed Windows
- Gas Central Heating
- Turnkey Finish
- 3 Bedrooms Through Lounge
- Pvc Fascia And Eaves
- Carport To Rear With Off Street Carparking
- Extended Newly Fitted Kitchen
- Extended Newly Installed Modern White Bathroom
- Extensively Refurbished And Decorated

## Open Entrance Porch

### Entrance Hall

Upvc double glazed entrance door, 1/4 panelled walls, ceramic tiled floor, double panelled radiator.

### Through Lounge into Twin Bays

25'3" x 10'8" (7.72 x 3.26)

Attractive marble fireplace, ceramic tiled floor, feature double radiator.

Dining area

### Dining Area

### Lobby

6'11" x 5'6" (2.13 x 1.70)

Ceramic tiled floor. feature radiator.

### Extended Kitchen

12'4" x 7'6" (3.77 x 2.31)

Single drainer composite sink unit,

extensive range of new high and low level units, formica worktops, built-in under oven, ceramic hob, canopy extractor fan, wine fridge, fridge freezer space, tall larder, plumbed for a washing machine, tumble dryer space, ceramic tiled floor, partially tiled walls, recessed lighting, double glazed rear door.

### First Floor

Hot press, walled mounted gas boiler.

### Bedrooms

10'4" x 10'4" (3.17 x 3.15)

Panelled radiator.

### Bedrooms

6'3" x 5'9" (1.92 x 1.76)

Panelled radiator.

### Bedroom

10'6" x 10'6" (3.21 x 3.21)

Wood laminate floor, panelled radiator.

## Extended Bathroom

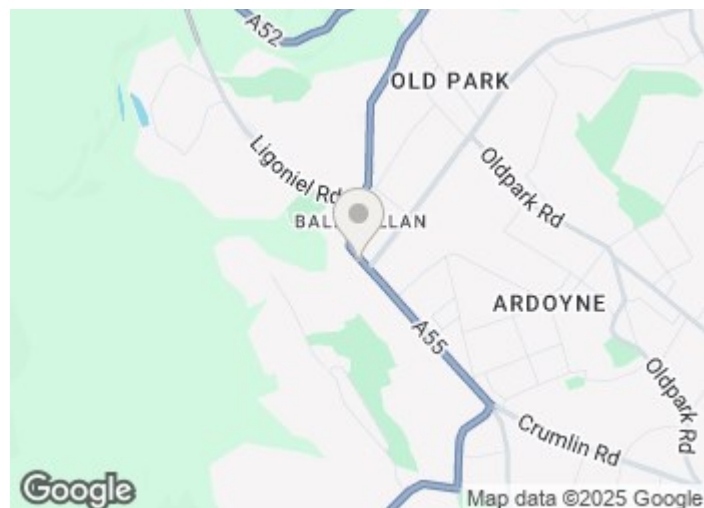
Newly installed modern white suite comprising free standing panelled bath, telephone hand shower, vanity unit, low flush WC, separate shower cubicle, electric shower, pvc panelled walls and ceiling, recessed lighting, chrome radiator.

### Roof Space

Slingsby type ladder

### Outside

Hard landscaped front garden, side path and enclosed rear patio garden shared driveway carport and off street carparking. Garden sheds.



## 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.

