

44 Northwood Parade , Belfast, BT15 3QJ

Offers Around £135,000

Stunning Town House Holding A Superb Cul De Sac Position Within This Ever Popular Location.

An excellent opportunity to purchase an immaculately presented town house perfectly suited to the first time or young family buyer alike. The interior comprises 3 bedrooms, lounge, luxury integrated kitchen with open plan dining area and double doors too rear and deluxe fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, excellent energy rating and has benefitted from a comprehensive programme of improvements in recent years including wiring, gas heating, new radiators, quality ceramic, wood laminate and carpets throughout. A most convenient location and low out goings with private hard landscaped rear garden add the finishing touches to a home which offers fabulous accommodation throughout - Early viewing is highly recommended.

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	69	76
EU Directive 2002/91/EC		

44 Northwood Parade

, Belfast, BT15 3QJ



- Stunning Town House
- Fully Tiled Deluxe Bathroom Suite
- Gas Central Heating
- 3 Bedrooms Lounge
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Luxury Integrated Kitchen
- Pvc Fascia And Eaves
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, understairs storage, wood laminate floor.

Lounge

11'4" x 13'1" (3.46 x 4.01)

Tiled fireplace, wood laminate floor, double panelled radiator.

Kitchen

11'3" x 8'4" (3.45 x 2.55)

Single drainer stainless steel sink unit, range of high & low level units, wood block worktops, built-in under oven, 4 ring gas hob, stainless steel extractor fan, integrated fridge/freezer space,

integrated washing machine, panelled radiator, wood laminate floor, partially tiled walls, open plan to dining area, uPvc double doors to rear.

Bathroom

Deluxe white bathroom suite comprising shower cubicle, thermostatically controlled drench shower, telephone handset shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, featured radiator, recessed lighting, extractor fan.

First Floor

Landing, access to roofspace.

Bedroom

16'0" x 9'11" (4.88 x 3.04)

Double panelled radiator.

Bedroom

8'9" x 8'6" (2.67 x 2.60)

Double panelled radiator.

Bedroom

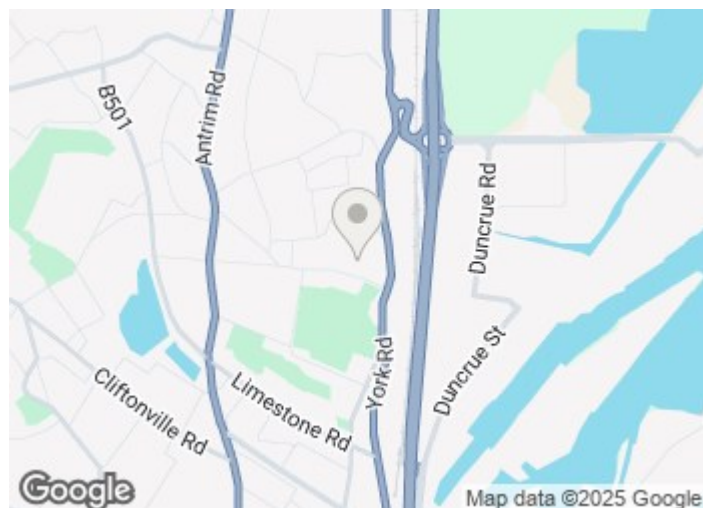
11'6" x 9'5" (3.53 x 2.88)

Double panelled radiator.

Outside

Hard landscaped forecourt.

Private rear in patio, artificial grass, outside light.



Directions



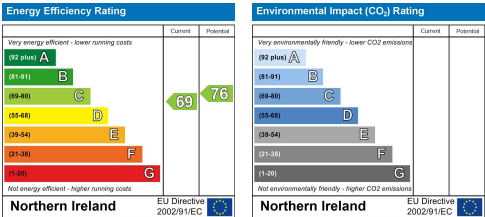
Floor Plan



Total Area: 64.5 m² ... 694 ft²

All measurements are approximate and for display purposes only

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