



59 March Street , Belfast, BT13 3EU

Offers Over £119,950

Impressive Double Extended Semi Detached Villa Holding A Prime Corner Site Within This Popular Residential Location.

Holding a corner position convenient to the Woodvale Road with the city beyond, this beautifully presented double extended semi detached villa will have immediate appeal ideal for first time buyer or investors alike. The double extended interior comprises 3 bedrooms, lounge, dining area, extended newly fitted integrated kitchen incorporating built-in high level oven and ceramic hob, fridge/freezer, microwave and extended modern white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, pvc fascia and eaves, extensive use of quality wood laminate floor coverings and has undergone an extensive programme of improvement works in recent times. This home will impress, early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

59 March Street

, Belfast, BT13 3EU



- Stunning Double Extended Semi Detached Villa
- New Luxury Extended Integrated Kitchen
- Upvc Double Glazed Windows
- Highest Presentation Many Fine Features
- Prime Corner Site Off The Woodvale Road
- Modern Extended White Bathroom Suite
- Pvc Fascia And Eaves
- 3 Bedrooms Lounge Dining Area
- Gas Fired Central Heating
- Hard Landscaped Gardens Front, Side And Rear

Entrance Hall Open Plan

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

Open Plan

Lounge

13'3" x 11'10" (4.05 x 3.63)

Feature acoustic panelled wall, wood laminate herringbone floor, double panelled radiator, archway to dining area.

Dining Area

Feature radiator, wood laminate herringbone floor.

Open plan

Extended Kitchen

19'10" x 7'11" (6.05 x 2.42)

Bowl and a half black composite sink unit, extensive range of high and low

level units, formica worktops, built-in high level oven with built-in microwave above and ceramic hob, integrated extractor fan, glass splashback, integrated fridge/freezer, tall larder partly tiled walls, wood laminate herringbone floor.

Utility Lobby

Formica worktop, plumbed for washing machine, pvc walls & ceiling, recessed lighting, uPvc double glazed door to rear.

First Floor

Landing, built-in storage, concealed gas boiler.

Extended Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand set shower unit, vanity unit, low

flush wc, featured radiator, pvc walls & ceiling.

Bedroom

8'0" x 6'9" (2.45 x 2.06)

Built-in robes, panelled radiator.

Bedroom

10'10" x 6'5" (3.32 x 1.98)

Panelled radiator.

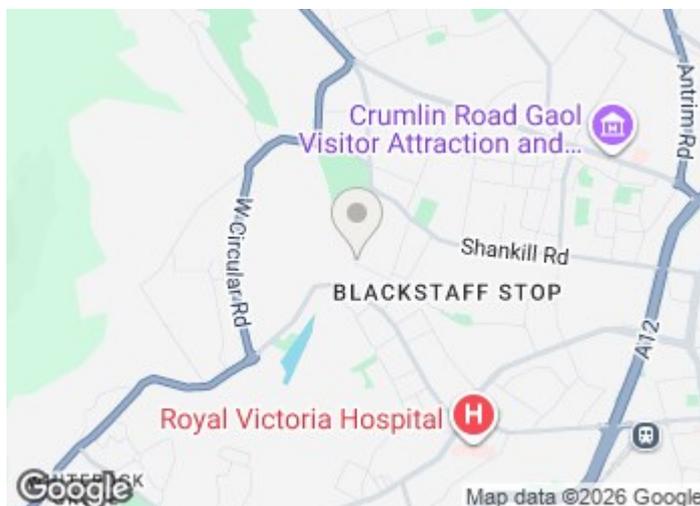
Bedroom

8'11" x 10'6" (2.72 x 3.22)

Built-in robes, double panelled radiator.

Outside

Hard landscaped corner site with privacy fencing front, side and rear with artificial grass, stone chipping, garden shed, outside tap and light.

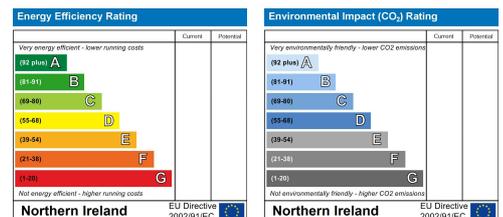


Directions



Floor Plan

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