



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Northland Street , Belfast, BT13 2NR

Offers Over £114,950

Superb Modern Constructed End Of Terrace Holding A Prime Position Within This Highly Desirable Location Just A Short Commute To The City.

A superb end of terrace offering spacious and flexible accommodation ideally suited to the demanding lifestyle of the first time buyer, downsizer or investor alike. The spacious accommodation comprises 3 bedrooms, spacious lounge, fitted kitchen with dining and modern white bathroom suite. The property further benefits from uPvc double glazed windows, gas central heating, Pvc fascia and eaves, replacement rain water goods and furnished down stairs cloakroom. Hard landscaped gardens front and rear with driveway parking combines with low outgoings and a most convenient location makes this an opportunity not to be missed - 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

3 Northland Street

, Belfast, BT13 2NR



- Superb End Of Terrace
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- 3 Bedrooms Spacious Lounge
- Modern White Bathroom Suite
- Furnished Cloakroom
- Pvc Fascia & Eaves
- Gas Central Heating
- Driveway Parking

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Lounge

17'11" x 11'11" (5.48 x 3.64)
Bow window attractive wooden fireplace tiled inset , double panelled radiator.

Kitchen

14'11" x 11'8" (4.55 x 3.58)
Composite bowl and a half sink unit, range of high and low level units, formica worktops, cooker space, integrated extractor fan , fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor.

Dining Area

Built-in storage, ceramic tiled floor, double panelled radiator.

Rear Lobby

Ceramic tiled floor, uPvc double glazed door.

Furnished Cloakroom

Modern white suite comprising low flush wc, vanity unit, partially tiled walls, ceramic tiled floor.

First Floor

Landing, access to roof space, built-in storage , concealed gas boiler.

Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled telephone handset shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, chrome featured radiator.

Bedroom

10'10" x 11'7" (3.32 x 3.54)
Built-in storage, panelled radiator.

Bedroom

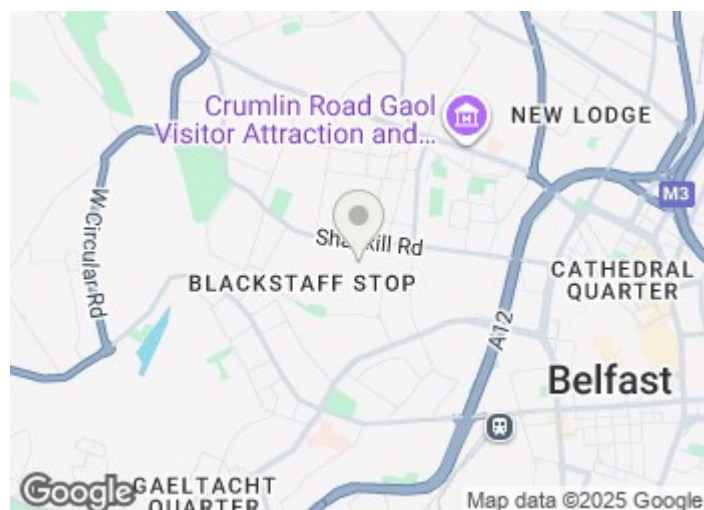
10'3" x 7'1" (3.13 x 2.18)
Panelled radiator.

Bedroom

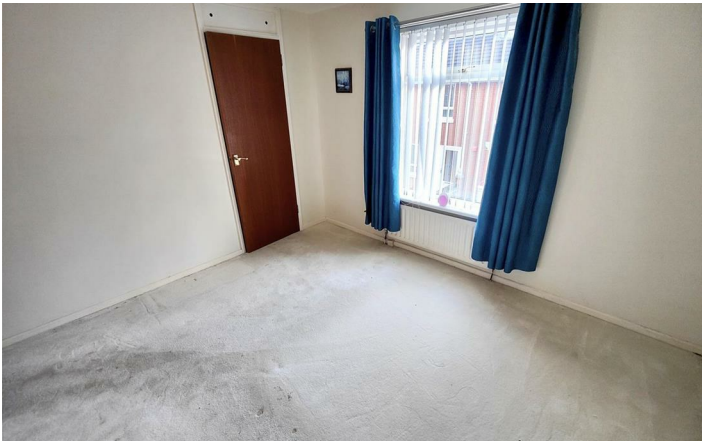
11'6" x 9'11" (3.53 x 3.03)
Built-in storage, panelled radiator.

Outside

Walled hard landscaped gardens front and rear in brick pavers, patio area, raised flowerbeds, outside light & tap.
Driveway in brick paving car parking.



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.

