



44 Stratford Gardens , Belfast, BT14 7NS

Offers Over £124,950

Superb Extended End Townhouse In This Most Popular Ardoyne Location.

A superb opportunity to purchase an extended end townhouse set within this most popular section of the Ardoyne, just a stroll to the many amenities of the Crumlin Road and a short commute to the City. The spacious interior comprises 2 bedrooms, through lounge into bay, fitted kitchen and classic bathroom suite to first floor. The dwelling further offers oil fired central heating, uPvc double glazed windows, superb roof space storage and has been well maintained over the years. Holding a larger than average site with excellent off street carparking and enclosed side and rear yard combines with the most convenient location to make this spacious much loved home the ideal first time family home - 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 | | 53 | 68 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

44 Stratford Gardens

, Belfast, BT14 7NS



- Superb Extended End Townhouse
- Fitted Kitchen
- Oil Fired Central Heating
- Sought After Ardoyne Location
- 2 Double Bedrooms
- Classic White Bathroom Suite
- Enclosed Side & Rear Yard
- Through Lounge
- Upvc Double Glazed Windows
- Ample Off Street Parking

Entrance Hall

Upvc double glazed entrance door, automatic outdoor light.

Lounge

19'6" x 13'5" (5.95 x 4.11)

Into bay, wood laminate floor, hole in wall fireplace, under stairs storage, two double panelled radiator.

Kitchen

11'9" x 10'9" (3.59 x 3.29)

Single drainer stainless steel sink unit, extensive range of high and low level units, breakfast bar, formica worktops, built-in oven and hob, integrated extractor,

fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, panelled radiator, pvc door to rear.

First Floor

Bathroom

Classic white suite comprising panelled bath, shower screen, electric shower, pedestal wash hand basin, low flush wc, chrome radiator, partly tiled walls.

Bedroom

9'10" x 7'10" (3.01 x 2.41)

Hot press storage, panelled radiator.

Bedroom

10'9" x 9'9" (3.28 x 2.99)

Double panelled radiator.

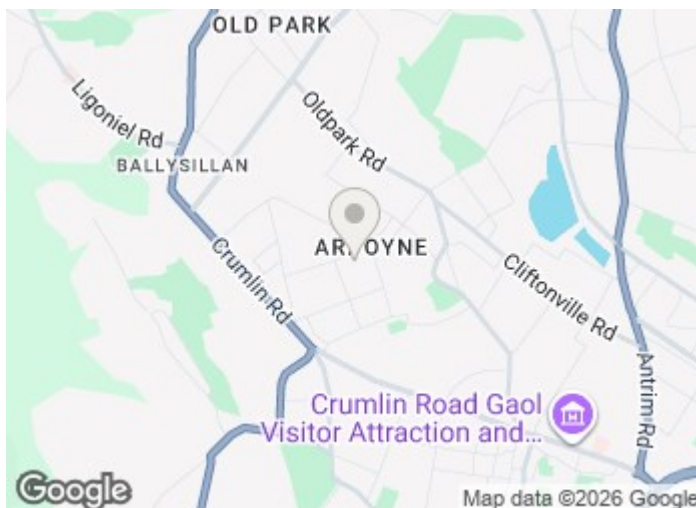
Roof Space Storage

12'4" x 8'3" (3.78 x 2.53)

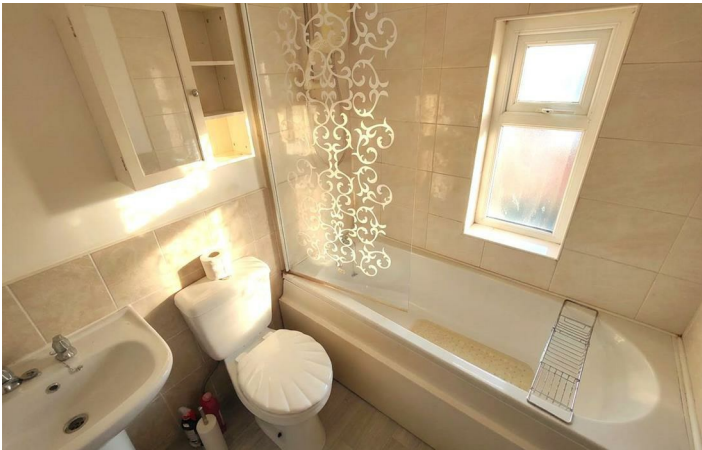
At widest, fixed staircase, under eaves storage, velux window,

Outside

Hard landscaped front garden in brick paver, concrete pavers and stones, off street carparking, enclosed rear yard, pvc oil tank, boiler house.



Directions



Floor Plan

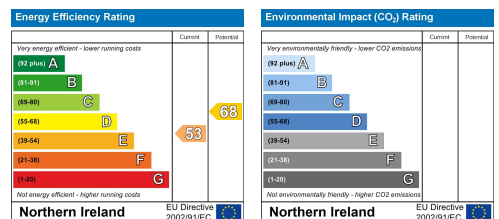
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Total Area: 67.1 m² ... 723 ft²

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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