



9 Northwood Road , Belfast, BT15 3QR

Offers Over £119,950

Superb Opportunity To Purchase An Extended Semi Detached Villa Within This Most Popular And Convenient Location.

A fabulous period semi detached villa holding a prime site within this most popular and sought after location just a short commute to the City Centre. The richly appointed accommodation comprises 2 bedrooms, 2 reception rooms, extended modern fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further benefits from gas central heating, uPvc double glazed windows and exterior doors, pvc fascia and eaves, extensive range of built-in slider wardrobes to the primary bedroom. Hard landscaped gardens front and rear with delightful wooded backdrop and the most convenient and popular location combine to make this the perfect starter home - Early Viewing is strongly 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	

9 Northwood Road , Belfast, BT15 3QR



- Exceptional Extended Semi Detached Villa
- Classic White Bathroom Suite
- Gas Central Heating
- Highest Presentation
- 2 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Hard Landscaped Gardens
- Extended Modern Fitted Kitchen
- Pvc Fascia & Eaves
- Delightful Wooded Backdrop

Entrance Hall

Pvc double glazed entrance door, wood laminate floor.

Lounge

13'3" x 13'1" (4.04 x 3.99)

Into bay, wood laminate floor, double panelled radiator.

Living Room

13'3" x 7'3" (4.05 x 2.23)

Wood laminate floor, under stairs storage, panelled radiator.

Kitchen

12'10" x 6'8" (3.93 x 2.05)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop,

built-in oven and ceramic hob, integrated extractor, under fridge freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, upvc double glazed rear door.

First Floor

Landing, access to roof space.

Bathroom

White suite comprising fully tiled shower cubicle, electric shower, pedestal wash hand basin, low flush wc, partly tiled walls, extractor fan, panelled radiator.

Bedroom

11'0" x 11'3" (3.37 x 3.44)

Wood laminate floor, full width slider robes, concealed gas boiler, double panelled radiator.

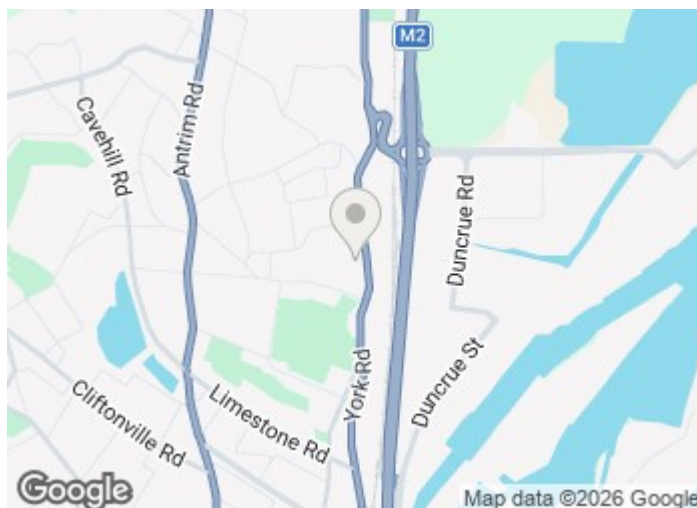
Bedroom

10'4" x 7'6" (3.16 x 2.31)

Wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front and rear in patio and brick paver path. outside light and tap



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



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