



Flush Park,

£170,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Flush Park, Belfast

£170,000

A superb semi detached home located in this much sought after location in Belfast. The property has been extended in recent years and meticulously presented throughout by its current owners. Internally the home features front living room, kitchen with access to utility room and ground floor bedroom with ensuite. The first floor boasts two bedrooms and family bathroom. The property is decorated in a neutral fashion and leaves little for any purchase to do but move in. Externally this home has an enclosed front garden laid in loose stones with large rear garden laid in lawn. Other features include double glazing throughout and gas heating. Close to amenities, local schools and public transport links this property is ideal for a wide variety of purchasers. We have no hesitation in recommending internal inspection of this excellent home. Viewings can be arranged by calling our sales team on (028) 9068 0420 or emailing us @ belfast@reedsrains.co.uk.

PVC FRONT DOOR

ENTRANCE HALL

Laminate hardwood front door. Under stair storage.

LIVING ROOM

5.49m x 3.05m (18'0" x 10'0")

Dual aspect. Laminate hardwood flooring. Cornice work.

KITCHEN

3.56m x 2.44m (11'8" x 8'0")

Range of high and low level units. Formica worktops. Tiled floor. Space for fridge/freezer. Plumbed for dishwasher. Space for free standing electric oven. Stainless steel single drainer sink unit with mixer taps. Part tiled walls. Built in storage cupboard. Glazed hardwood door to:-

UTILITY ROOM

2.67m x 2.62m (8'9" x 8'7")

Plumbed for washing machine. Tiled floor. Space for tumble dryer. Rear aspect. Glazed hardwood rear door.

BEDROOM 1

3.86m x 3.28m (12'8" x 10'9")

Front aspect.

ENSUITE

Low flush WC. Vanity unit with mono tap and tiled splash back. Tiled floor. Heated towel rail. Shower cubicle with thermostatically controlled shower. Spotlights. Tongue and groove ceiling.

STAIRS TO:-

FIRST FLOOR LANDING

Access to loft.

BEDROOM 2

4.04m x 2.79m (13'3" x 9'2")

Front aspect. Wall to wall sliderobes. Built in storage cupboard. Spotlights.

BEDROOM 3

3.20m x 2.62m (10'6" x 8'7")

Rear aspect. Laminate hardwood flooring.

BATHROOM

2.46m x 1.93m (8'1" x 6'4")

Low flush WC. Vanity unit with mono tap. Heated towel rail. Tiled bath with mixer taps and 'Triton' electric shower. Tiled walls and floor. Built in shelved hotpress with gas boiler.

OUTSIDE

Front forecourt laid in loose stones. Side access. Large rear garden laid in lawn with part artificial lawn. Outside tap. Border hedging.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

