

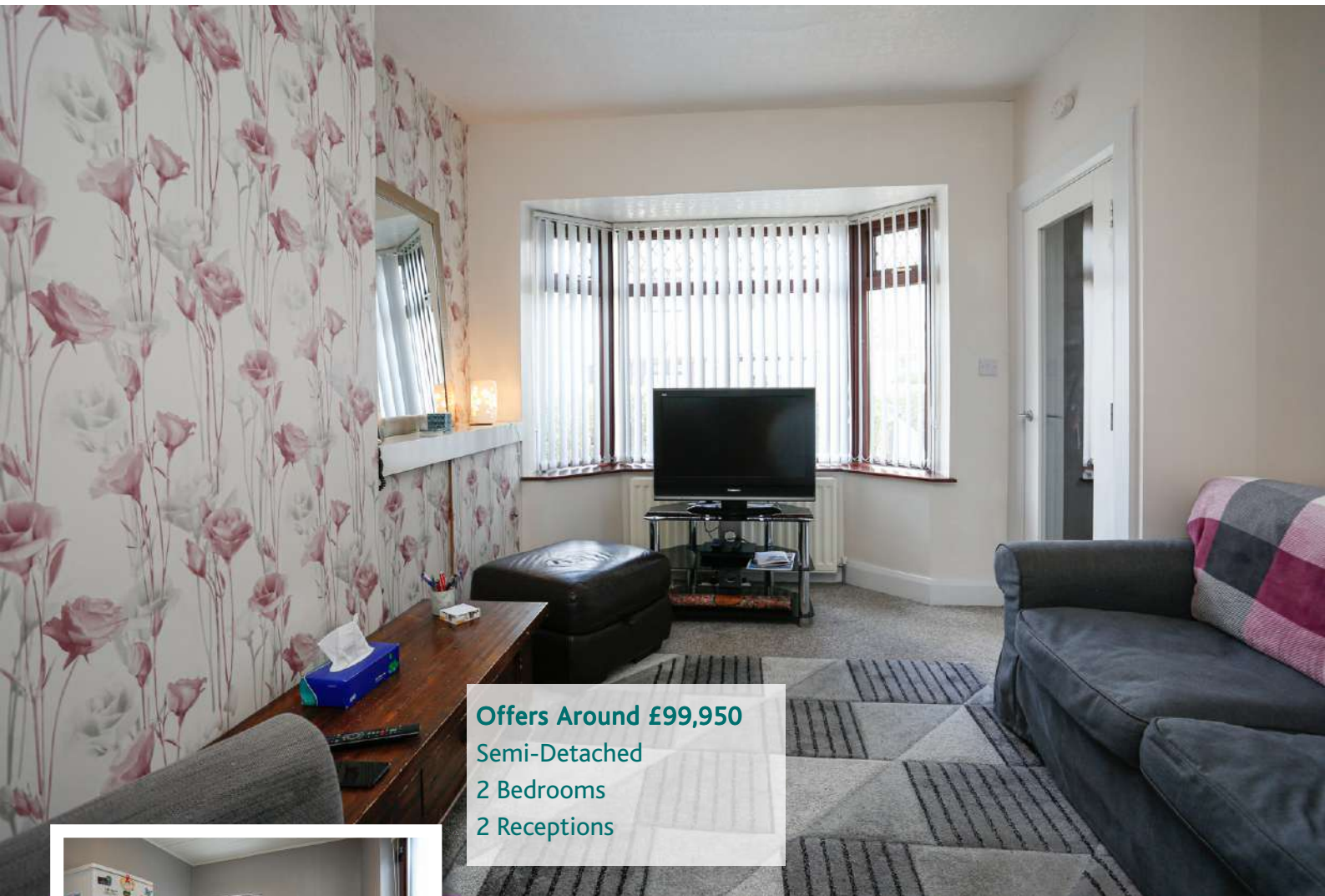


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

91 Glencairn Street | Belfast, BT13 3LT
OFFERS AROUND £99,950

Scan for Property Details
and to Arrange a Viewing





Offers Around £99,950
Semi-Detached
2 Bedrooms
2 Receptions



Property Features

- Exceptionally Well Presented Two Bedroom Semi-Detached Property Located just off Twaddell Avenue in North Belfast
- Separate Living Room with Additional Built in Storage
- Open Plan Kitchen Diner with Newly Fitted Kitchen
- Modern Fitted Bathroom with White Suite
- Two Double Bedrooms
- Extensive Private Garden Fully Laid in Tobermore Stone
- Off Street Private Driveway with Secure Gated Entrance
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Living Room
13'6" x 10'4"

Open Plan Kitchen /
Dining Area
13'5" x 8'7"

First Floor

Landing

Bedroom One
13'4" x 8'7"

Bedroom Two
11'3" x 6'3"

Bathroom

Outside

Enclosed Private
Rear Garden

Off Street Parking
for One Car

Enclosed Private
Front Garden

For more information
and photographs
regarding the
accommodation in this
property, please visit:
johnminnis.co.uk

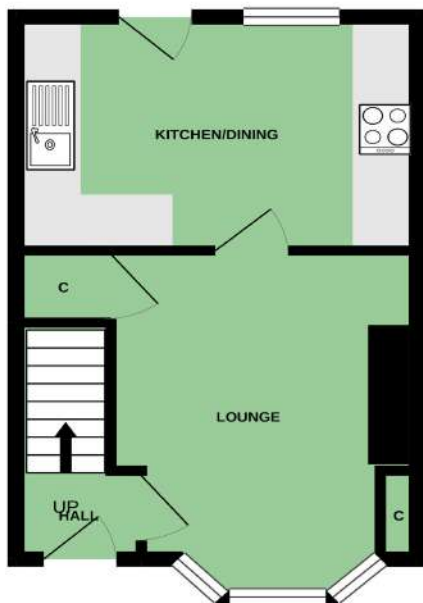


We are delighted to bring to the market this fantastically finished two-bedroom semi-detached property located in the ever popular Glencairn area of North Belfast. Situated just off Twaddell Avenue, this spacious semi-detached offers excellent access links to Ballygomartin Road, Woodvale Road and the Crumlin Road with many local shops, takeaways, schools and bars all close at hand.

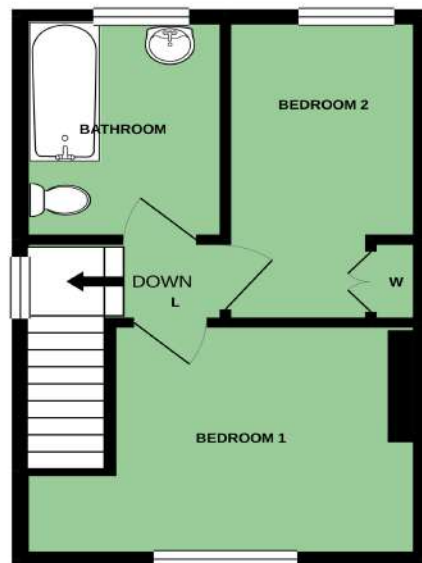
The property comprises of: open plan lounge with built in storage, newly fitted kitchen with casual dining area, two double bedrooms, newly fitted kitchen and an extensive front and rear garden laid in Tobermore Stone. The property further benefits with off street private parking with a gated entrance, gas fired central heating and double glazing throughout.

Finished to the highest standard throughout and with many highly sought after attributes, we are sure this property will gain instant momentum in the current market. We recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Coming along Twaddell Avenue past Tesco, turn right on to Glencairn Street, number 91 is located at the bottom of the street on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		69	70
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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