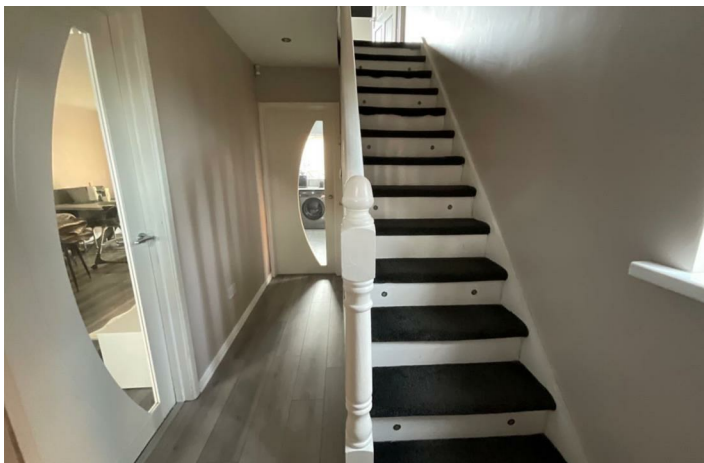
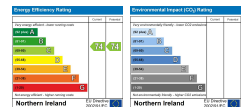




17a Canmore Street
Belfast, BT13 2NS

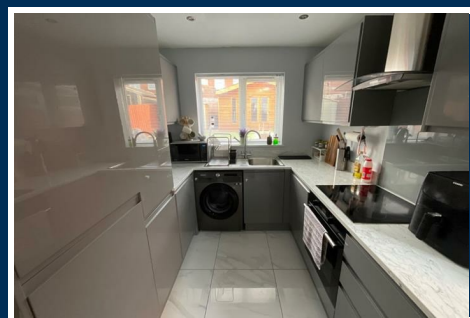
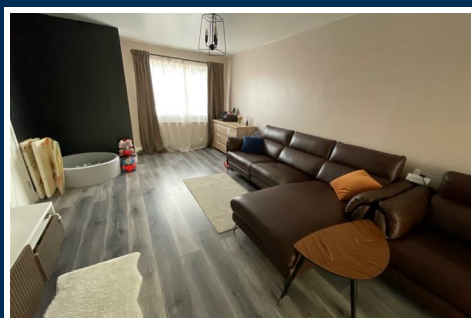
Offers in excess of
£149,950



17a Canmore Street

, Belfast, BT13 2NS

Offers in excess of £149,950



A modern semi-detached property in an area of high demand which is sure to appeal to first-time buyers and growing families in particular.

Internally the dwelling comprises of an entrance hallway, open plan reception with dining space, conservatory, luxury fitted kitchen, classic white bathroom suite and three bedrooms. Outside there is a secure driveway to the front and an enclosed garden to the rear.

The property further benefits from gas fired central heating, uPVC double glazing and a spacious wooden multi-purpose garden shed.

Located just off the Shankill Road, Canmore Street is conveniently located close to many leading shops and amenities including Hillview Retail Park, Woodvale Park and Ballygomartin Tesco. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hall

PVC front door with glass inset, under stair storage housing tumble drier, enclosed electricity meter, wood laminate flooring, panelled radiator, alarm controls, stairs leading to first floor

Living Room 26'4" x 11'10" (8.04m x 3.62m)

Open plan reception with ample dining space, wood laminate flooring, double panelled radiator, single panelled radiator, sliding patio doors leading to:

Conservatory 9'8" x 9'10" (2.96m x 3.01m)

Tiled flooring, panelled radiator, patio doors leading to rear garden

Kitchen 10'9" x 7'9" (3.28m x 2.37m)

Modern fitted kitchen with both high and low level units and marble effect countertops, stainless steel sink and drainer with mixer taps, integrated oven and hob with extractor hood, plumbed for a washing machine, integrated fridge and freezer, tiled flooring, recessed lighting, panelled radiator, access to outside

First Floor

Landing

Enclosed storage cupboard housing gas boiler, access to roof space, recessed lighting

Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing shower, tiled flooring, PVC cladded walls and ceiling, recessed lighting, heated towel rail

Front Bedroom 15'5" x 10'11" (4.70m x 3.35m)

Wood laminate flooring, panelled radiator

Rear Bedroom 10'11" x 10'10" (3.33m x 3.32m)

Wood laminate flooring, panelled radiator

Third Bedroom 9'6" x 8'5" (2.90m x 2.57m)

Wood laminate flooring, panelled radiator

Outside

Front

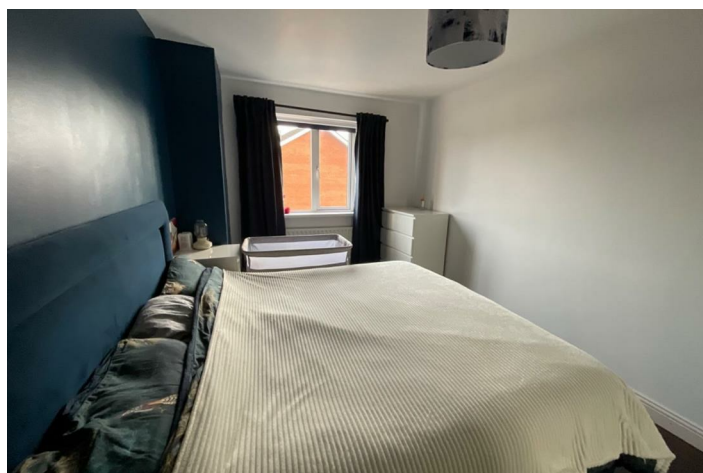
Brick privacy wall with metal entrance gate, secure tarmac driveway, exterior lighting

Rear

Paved patio with elevated artificial lawn, storage shed, water tap, exterior lighting

Wooden Multi-Purpose Garden Shed 9'2" x 15'0" (2.80m x 4.58m)

Ideal for a home gym or office, full electrics



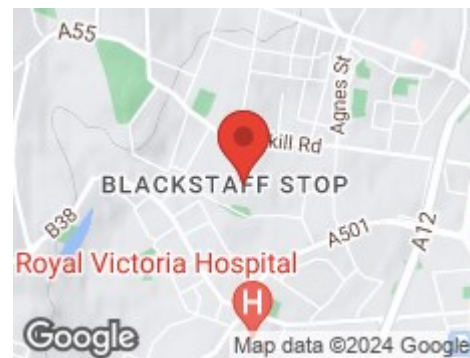
Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.