



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		

McGEOWN

 PROPERTY SALES
  LETTINGS
  MANAGEMENT

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33 Norfolk Parade, Belfast, BT11 8DA

Offers Around £175,000

**Viewings Strictly by Appointment
with Sole Agents.**

Situated just off the Glen Road this well maintained semi detached property will appeal to a wide range of potential buyers. The bright spacious accommodation briefly comprises; entrance hall, downstairs W.C, two reception rooms, fitted dining kitchen, four bedrooms bathroom and separate W.C. All benefiting from UPVC double glazing and oil fired central heating. Located within walking distance to local shops, schools and other amenities including easy access to Belfast City Centre. We recommend early viewing to avoid disappointment.

MCGEOWN



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Covered Entrance Porch:

Tiled floor.

surround, cast iron tiled inset and hearth, gas fire. Picture rail. Cornice ceiling. Centre rose.

Property Features

- Semi Detached Property
- Two Spacious Reception Rooms
- Fitted Dining Kitchen
- Four Bedrooms
- UPVC Double Glazing and Oil Fired Central Heating
- Gardens to front and an excellent enclosed garden to rear.

Ground Floor

Entrance:

Hardwood front door with stained glass.

Entrance Hall:

Under stairs storage. Plate rack. Cornice ceiling. Centre rose.

W.C.:

Low flush W.C and wash hand basin. PVC walls and ceiling. Extractor fan.

Living Room:

3.86m (12'8) x 3.15m (10'4) at widest point (into bay)
Feature fireplace with wooden surround. Picture rail. Cornice ceiling. Centre rose.

Lounge:

3.4m (11'2) x 3.15m (10'4) at widest point.
Feature fireplace with wooden

Dining Kitchen:

5.59m (18'4) x 2.06m (6'9) at widest point
Range of high and low level kitchen units, formica worktop surfaces, single drainer stainless steel sink unit with mixer taps, electric hob and oven with extractor above. Part tiled walls. Plumbed for washing machine.

First Floor

Landing:

4.01m (13'2) x 2.34m (7'8).

Roofspace:

Floored and insulated. Light.

Bedroom One:

2.26m (7'5) x 2.03m (6'8) at widest point. Cornice ceiling.

W.C.:

Low flush W.C and wash hand basin. PVC walls and ceiling. Extractor fan.



Bathroom:

Panelled bath with telephone hand shower and pedestal wash hand basin. Part tiled walls. Built in shelved hotpress with lagged cooper cylinder.

Bedroom Two:

3.15m (10'4) x 3.12m (10'3) at widest point. Cornice ceiling.

Bedroom Three:

3.15m (10'4) x 3.12m (10'3) at widest point. Cornice ceiling.

Bedroom Four:

2.06m (6'9) x 1.98m (6'6) at widest point. Cornice ceiling.

Outside:

Driveway to side leading to wooden garage with up and over door. Garden to front with shrubs and trees. Enclosed East facing rear garden and patio area. Boiler house, PVC oil tank and green house. Outside tap and light.

Rates Payable:

£1098.36 per annum approx.

Location:

Off the Glen Road.

Viewings:

By appointment only with the sole Selling Agent, Danny McGeown, McGeown Estate Agents.