



Outside

Paved garden to front, garden to side in lawn leading to a good sized garden to rear in lawn. Stoned driveway to rear

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RATES: 2021/2022 APPROX: £449.85

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Offers Around:
£84,950



Viewing: By appointment through agent



**65 Twaddell Avenue
Off Crumlin Road
Belfast
BT13 3LF**

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- Well presented end terrace property
- 2 bedrooms
- Good sized lounge with separate dining
- Kitchen with range of units and utility space
- Modern family bathroom with white suite
- Majority double glazing and gas heating
- Garden to front and side, driveway to rear
- Ideally located for access to Belfast City Centre





Landing
Access to roofspace

Bedroom 1
3.73m (12'3) x 3.1m (10'2)
Wood laminate flooring, built in wardrobe

Bedroom 2
3.3m (10'10) x 2.67m (8'9)
Built-in storage, access to roofspace

Entrance
uPVC double glazed front door, wood laminate flooring

Lounge
3.89m (12'9) x 3.71m (12'2)
Wood laminate flooring, under stairs storage

Extended Kitchen
3.89m (12'9) x 2.26m (7'5)
Range of high and low level units, formica worktop, stainless steel sink unit, cooker space, space for fridge freezer, partly tiled walls, tiled floor, under stairs storage, utility space plumbed for washing machine, gas boiler

Dining Room
3.94m (12'11) x 3.28m (10'9)
Wood laminate flooring, hardwood door to rear

Bathroom
White suite comprising panelled bath with shower above, pedestal wash hand basin, low flush w/c, tiled walls and floor

