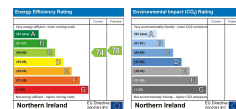




1 Crosby Street
 Belfast, BT13 2HJ

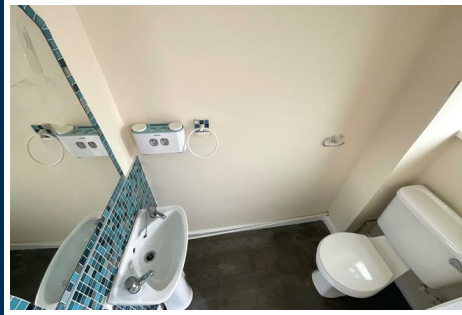
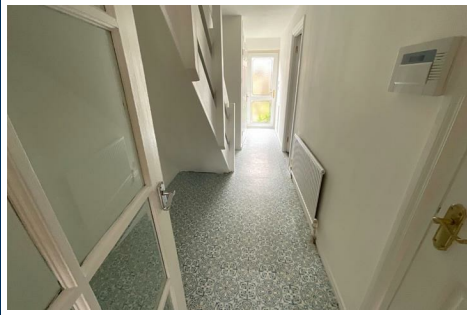
Offers in the region of
 £95,000



1 Crosby Street

, Belfast, BT13 2HJ

Offers in the region of £95,000



A keenly priced property in an area of high demand which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises vestibule entrance, hallway, bright reception, fitted kitchen with dining space, downstairs cloakroom with WC, three piece white bathroom suite and three bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from oil fired central heating and full uPVC double glazing.

Crosby Street is conveniently located just off the Shankill Road and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

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

Ground Floor

Vestibule Entrance

PVC front door with glass inset, vinyl flooring, wooden internal door with glass insets leading to:

Living Room 11'1" x 15'7" (3.38m x 4.77m)

Attractive fireplace and surround with electric fire inset, wood laminate flooring, double panelled radiator

Hallway

Enclosed storage cupboard, panelled radiator, vinyl flooring, enclosed electricity meter, access to rear yard

Downstairs WC

Low flush WC, pedestal wash hand basin, vinyl flooring

Kitchen 19'6" x 9'4" (5.95m x 2.86m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, integrated oven and hob with extractor hood, integrated fridge freezer space, plumbed for a washing machine, wall mounted gas boiler, double panelled radiator, vinyl flooring, dining space

First Floor

Landing

Two enclosed storage cupboards, access to roof space

Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing electric shower, tiled flooring and walls, double panelled radiator

Front Bedroom 15'10" x 8'6" (4.83m x 2.61m)

Wood laminate flooring, panelled radiator

Rear Bedroom 14'4" x 8'11" (4.38m x 2.72m)

Wood laminate flooring, panelled radiator

Third Bedroom 9'3" x 6'11" (2.84m x 2.11m)

Wood laminate flooring, panelled radiator

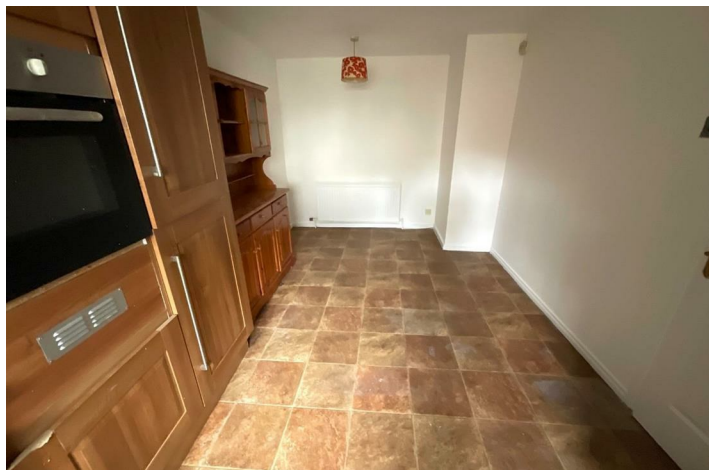
Outside

Front

Brick privacy wall with metal entrance gate, paved courtyard

Rear

Paved and fully enclosed yard with access to rear entry, wood panelled fencing



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.