



53 Grays Lane, Belfast, BT15 4HT

Offers Over £119,950

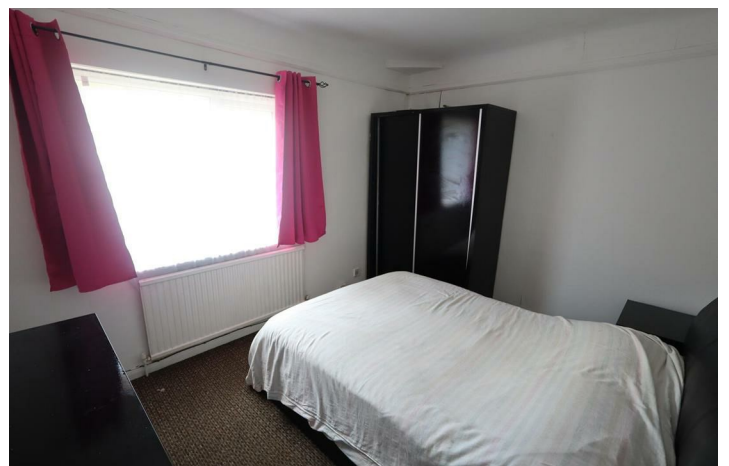
- End terrace in highly popular and convenient location
- Lounge
- Bathroom
- Gas fired central heating
- Car parking space to side
- 2 Bedrooms
- Kitchen
- Double glazing
- Generous garden to front and side
- Ideal first time buy or investment opportunity

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53 Grays Lane is a highly popular and conveniently located two-bedroom property, ideal for a range of buyers. Offering excellent access to the motorway network, local shops, and public transport links, it combines practicality with strong potential. The accommodation comprises a comfortable lounge, fitted kitchen, two bedrooms, and a family bathroom. While well-maintained, the home presents a fantastic opportunity for buyers to put their own stamp on it and add value over time. Externally, the property benefits from a substantial garden to the front and side, along with off-road parking. There is also exciting scope for extension, subject to the usual planning permissions, making it a versatile and appealing investment.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

Lounge

15'7 (largest point) x9'10

Kitchen

11'7 x 8'10

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, downlighters, plumbed for washing machine, built in hob, inlaid hob, stainless steel extractor fan, ceramic tiled flooring

First Floor

Landing

Access to roofspace

Bedroom (1)

11'7 x 8'11

Built in storage with gas boiler

Bedroom (2)

9'10 x 9'5

Bathroom

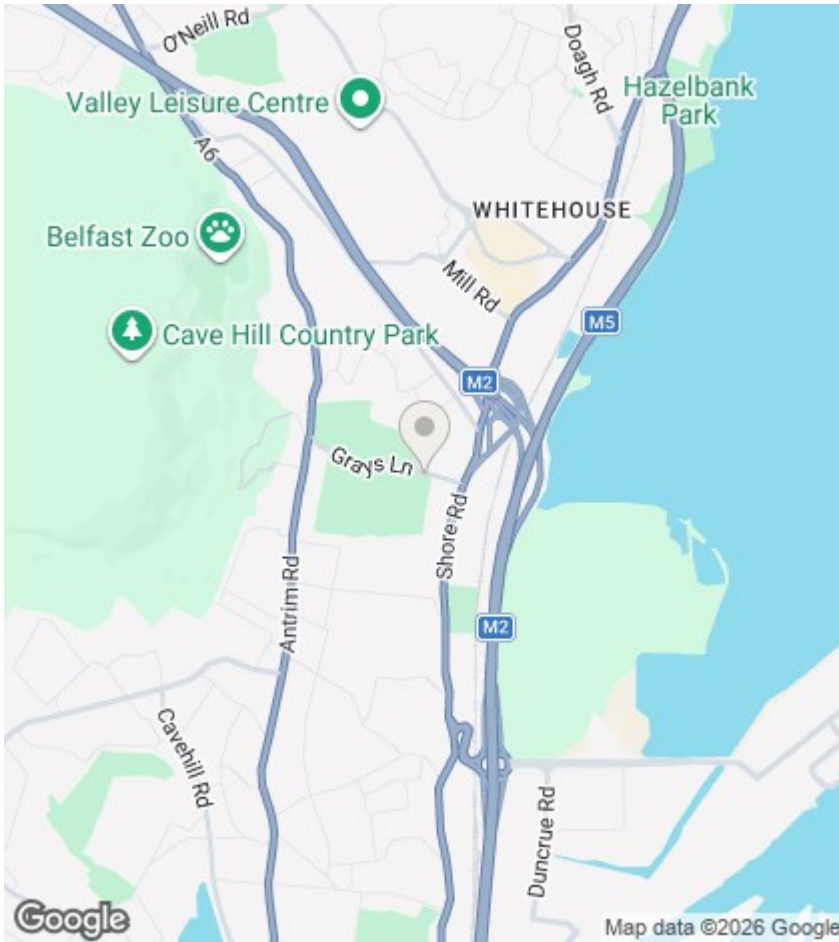
uPVC bath unit, low flush W/C, pedestal wash hand basin, wall tiling

Outside

Front: Generous garden

Side: Generous garden, off road parking with space for multiple cars, plants and shrubs, hedges, uPVC fascia and rainwater goods

Rear: External boiler house, shed



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		