

# RODGERS & BROWNE

**SOLD**

64 Isoline Street, Off Castlereagh Road  
East Belfast, BT5 5GF



*offers over £115,000*



## *The Agent's Perspective...*

*"This charming home offers both comfort and convenience in a sought-after location. Bright living spaces, practical layout, and well-proportioned bedrooms make it ideal for a range of buyers, whether you're a first-time purchaser, investor, or looking to downsize."*

*Set in a friendly community with excellent transport links, shops, and schools nearby, this property combines everyday practicality with a welcoming neighborhood feel. It's a home ready to move into and make your own."*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## *The facts you need to know...*

Mid terrace two bedroom property

Open plan living room with casual dining area

Recently installed shaker style kitchen

White bathroom suite

Oil fired central heating

PVC double glazing

Enclosed rear yard

Ideal as a first time buy or rental opportunity

Electrical Certificate recently completed

Ease of access to Belfast city centre

Only minutes from the hustle and bustle of Castlereagh Road



Open plan living and dining



New kitchen



Bedroom 1



Bathroom

## *The property comprises...*

### Ground Floor

PVC double glazed door to:

**ENTRANCE HALL:** Laminate flooring. Staircase to first floor.

### LIVING ROOM OPEN TO CASUAL DINING

19' 4" x 10' 0" (5.89m x 3.05m)

Dual aspect. Storage cupboard.

### KITCHEN:

12' 8" x 5' 6" (3.86m x 1.68m)

New kitchen with a range of high and low level cupboards in a shaker style, wood effect worktops, open shelving, cooker space with stainless steel splashback and eyelevel oven, space for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls. Access under stairs. Double glazed door to rear yard.

### First Floor

#### LANDING:

Hotpress insulated copper cylinder and shelving. Access to roofspace via a Slingsby style ladder.

#### BEDROOM (1):

12' 4" x 9' 0" (3.76m x 2.74m)

Large picture window.

#### BEDROOM (2):

9' 10" x 7' 9" (3m x 2.36m)

#### BATHROOM:

7' 3" x 5' 11" (2.21m x 1.8m)

White suite comprising panelled bath with electric shower, pedestal wash hand basin, low flush wc, part tiled walls.

#### Outside

**YARD** Fully enclosed yard. PVC oil tank. Boiler house housing oil fired central heating boiler.

### Location

Travelling towards Belfast City Centre on Castlereagh Road, pass Tesco Superstore and Isoline Street is the fourth street on the right.

## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

Freehold

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c.£ 623.55

### VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>



Sales  
Lettings  
Property Management

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#### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.