



86 Mountcollyer Avenue, Belfast, BT15 3DR

- Extended Mid Terrace
- Lounge Through Dining Room
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Fitted Kitchen
- Gas Fired Central Heating
- Low Maintenance Gardens/Yard Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching fan light over. Tiled floor. Coving to ceiling. Feature height ceiling. PVC double glazed door leading to:

ENTRANCE HALL

Tiled floor. Coving to ceiling. Feature height ceiling. Stairwell to first floor.

LOUNGE THROUGH DINING ROOM 22'6" x 10'5" (wps)

Bay window to front elevation. Open fire in granite fireplace, matching hearth with contrasting granite inset and carved mahogany surround. Feature height ceiling. Coving to ceiling.



KITCHEN 13'2" x 7'10"

Fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Plumbed for automatic washing machine. Fully tiled walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden/yard.

SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Fully panelled walls. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space. Coving to ceiling.

BEDROOM 1 12'4" x 9'6"

Twin built in wardrobes/stores. Coving to ceiling.

BEDROOM 2 10'3" x 6'11"

EXTERNAL

Enclosed tiled front garden.

Entrance canopy.

Enclosed, low maintenance tiled rear garden/yard with perspex roof.

External lighting.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





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Well presented, two bedroom, extended, mid terrace property, conveniently situated on Mountcollyer Avenue, off York Road, North Belfast.

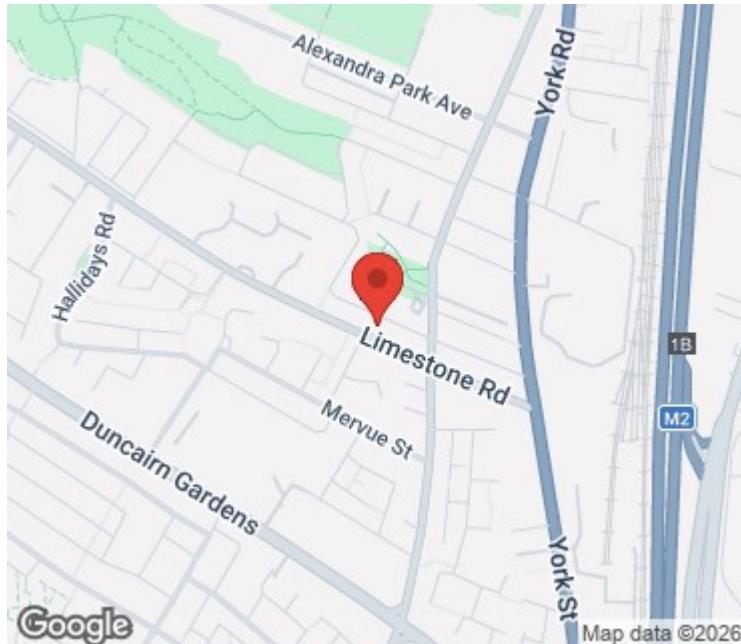
The property comprises entrance porch, entrance hall, bay fronted lounge through dining room with open fire, fitted kitchen, shower room with white three piece suite, and two well-proportioned bedrooms.

Externally, the property enjoys enclosed, low maintenance tiled front garden, and enclosed, low maintenance tiled rear garden/yard with perspex roof.

Other attributes include gas fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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