

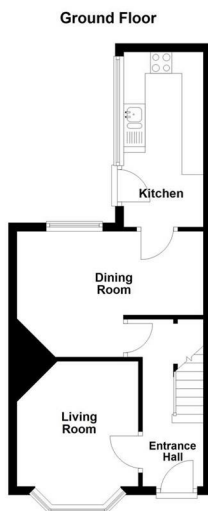


## 165 Shore Road, Belfast, BT15 3PQ

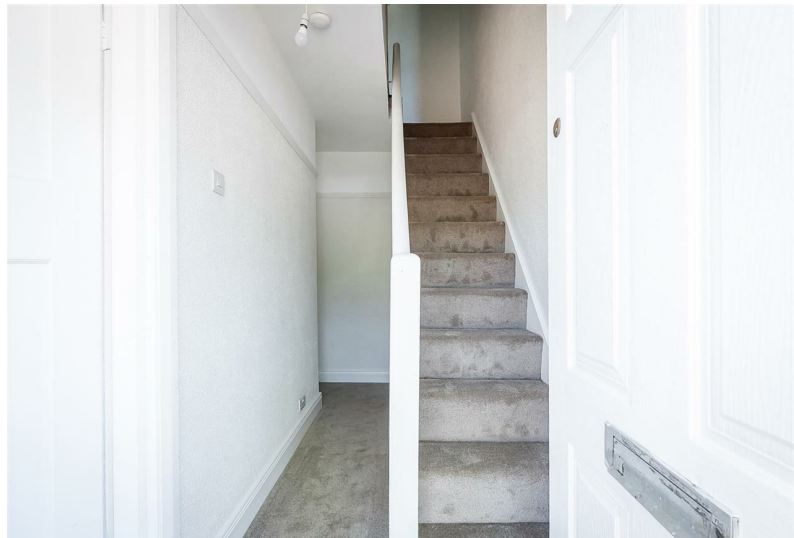
- Mid Terrace Property
- Lounge; Separate Family Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Two Bedrooms
- Kitchen
- Gas Heating
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating D



165 Shore Road, Belfast



165 Shore Road, Belfast, BT15 3PQ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite panelled front door. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 11'0" x 9'4" (wps)

Bay window to front elevation.

#### FAMILY ROOM 14'5" x 9'7" (wps)

Glass panelled door leading to:



## **KITCHEN 13'5" x 6'1"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Twin glass fronted display cabinets. Gas fired central heating boiler. Fully tiled walls. Glass panelled door leading to enclosed rear yard.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 14'6" x 9'9" (wps)**

### **BEDROOM 2 9'6" x 8'2" (wps)**

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Fully tiled walls.

### **EXTERNAL**

Low maintenance front garden finished in decorative stone and paving.

Tiled entrance porch.

Fully enclosed rear yard.

## **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.





**Well presented, two bedroom/two reception, mid terrace property, conveniently situated off the Shore Road, North Belfast.**

**The property comprises entrance hall, lounge, family room, kitchen, two bedrooms, and bathroom.**

**Externally, the property enjoys low maintenance front garden and fully enclosed rear yard.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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