



22 IRWIN CRESCENT

BELFAST BT4 3AQ

Offers Over

£240,000

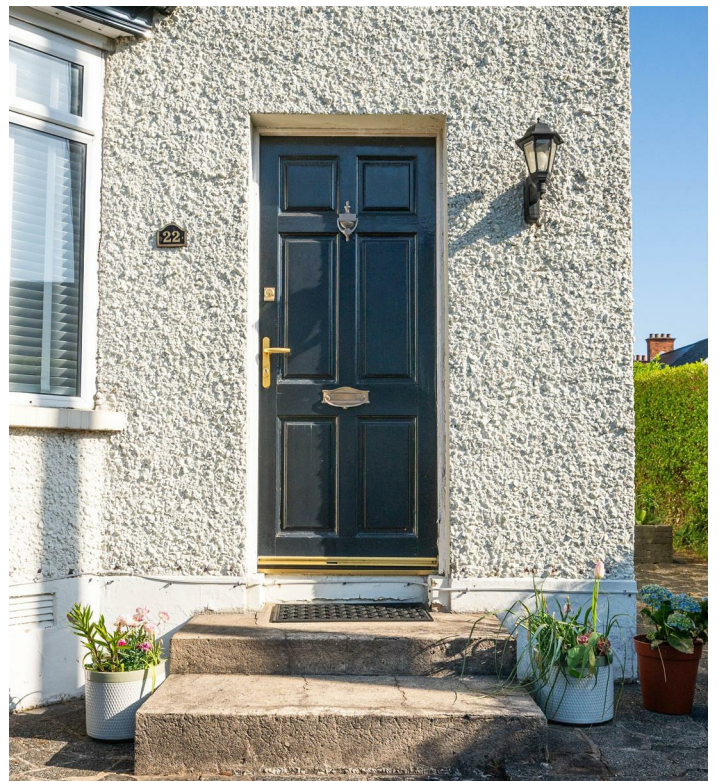


HOUSE - DETACHED

| 2  |  | 1 

Add text here

- Spacious Two Bedroom Detached Property Located in a Popular Residential Address in Ballyhackamore, East Belfast
- Convenient Location Offering Ease of Access for the City Commuter
- Close to Ballyhackamore and Belmont Villages
- Well Presented Throughout Retaining Many Original Features
- Spacious Reception Hall
- Lounge Open to Dining Room to the Front with French Doors to Rear Patio and Garden
- Modern Fitted Kitchen with Excellent Range of Units and Integrated Appliances
- Two Well Appointed Bedrooms (Previously Three Bedrooms)
- Family Bathroom with Modern White Suite
- Enclosed Front and Rear Gardens, Ideal for Outdoor Entertaining and Children at Play



ROOM DETAILS

- FRONT DOOR:

SPACIOUS
RECEPTION
HALL:

FRONT LOUNGE:
(12'3" x 11'7")

DINING ROOM:
(10'6" x 9'8")

KITCHEN:
(17'9" x 7'1")

FIRST FLOOR
RETURN:

FIRST FLOOR
LANDING:
- BEDROOM (1):
(16'0" x 9'8")

BEDROOM (2):
(9'10" x 9'8")

BATHROOM:

OUTSIDE:



DIRECTIONS

Travelling along Upper Newtownards Road in the direction of Belfast City Centre, turn right on to Irwin Drive then take the 2nd right onto Irwin Crescent. Number 22 is located at the top left hand corner.



THE LOCAL AREA

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

Scan QR code for more details and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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