



262 Crimea Street , Belfast, BT13 1LX

Offers Over £134,950

Modern Constructed End Terraced Refurbished And Modernised To The Highest Standard!

Commanding a superb site this modern constructed end terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen with dining area and luxury bathroom suite including freestanding bath. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs furnished cloakroom, extensive use of porcelain tiled floor coverings and has undergone a comprehensive modernisation programme in recent times.

A superb site just off the Shankill Road, off street carparking, low outgoings and a most convenient location combine to make this the perfect home for young and old alike - Immediate viewing high recommended!

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	

262 Crimea Street , Belfast, BT13 1LX



- Modern Constructed End Terraced
- 3 Bedrooms
- Spacious Lounge, Upvc Patio Doors To Side
- Modern Fitted Kitchen With Dining Area
- Luxury White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Downstairs Furnished Cloakroom
- Modernised To The Highest Standard

Entrance Hall

Upvc double glazed entrance door, panelled radiator, partly pvc walls, porcelain tiled floor.

Lounge Into Bay

12'10" x 14'7" (3.92 x 4.45)

Porcelain tiled floor, partly acoustic panelled walls, cornice ceiling, double panelled radiator, uPvc double glazed patio doors to off-street parking.

Kitchen

15'5" x 12'11" (4.70 x 3.95)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, wine cooler, ceramic tiled floor, partly pvc walls, understairs storage, double panelled radiator.

Rear Lobby

ceramic tiled floor, pvc walls, upvc double glazed door to rear yard.

Furnished Cloakroom

Wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

First Floor

Landing, built-in storage, wall mounted gas boiler.

Bathroom

Luxury white bathroom suite comprising freestanding bath, wash hand basin, low flush wc, chrome featured radiator, fully pvc walls, ceramic tiled floor, pvc ceiling, recessed lighting.

Bedroom

12'7" x 9'6" (3.85 x 2.91)

Built-in storage, wood laminate floor, panelled radiator.

Bedroom

9'6" x 12'11" (2.90 x 3.94)

Wood laminate floor, panelled radiator.

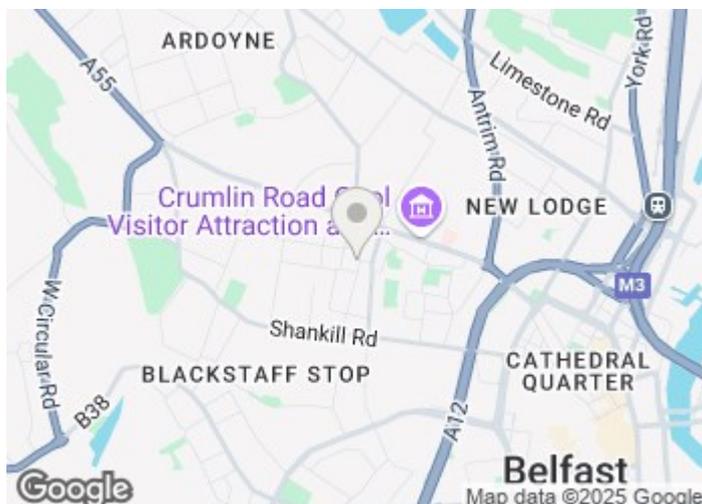
Bedroom

9'9" x 7'11" (2.99 x 2.42)

Wood laminate floor, panelled radiator.

Outside

Bricked paved off street carparking to rear, enclosed rear yard, bin alley.

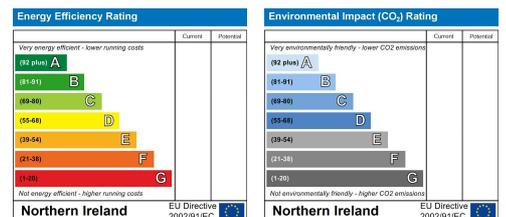


Directions



Floor Plan

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