



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



97 Bray Street , Belfast, BT13 3JB

Offers Around £75,000

Red Brick Extended End Terrace In The Most Covenant Location.

A superb opportunity to purchase a red brick end terrace property within this ever popular and most convenient location. The spacious interior comprises 2 bedrooms, through lounge, fitted kitchen and classic white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows. Ideally suited to the first time buyer or investor alike within this most convenient location with low outgoings this is an opportunity not to be missed.

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

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- Red Brick Extended End Terrace
- Fitted Kitchen
- Upvc Double Glazed Windows
- Through Lounge
- Classic White Bathroom Suite
- Enclosed Rear Yard
- 2 Bedrooms
- Gas Central Heating
- Most Covenant Location

Entrance Hall

Upvc double glazed entrance door

Lounge Into Bay

Attractive brick fireplace, panelled radiator

Dining Area

Double panelled radiator, understairs storage

Kitchen

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer

space, plumbed for washing machine, partly tiled walls, upvc double glazed door to rear

First Floor

Landing, access to roofspace

Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partially pvc walls, double panelled radiator, built-in storage, wall mounted gas boiler.

Bedroom

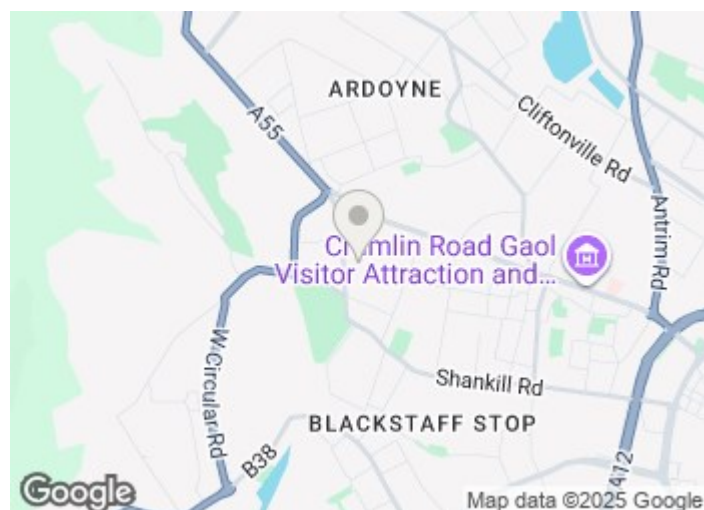
Wood laminate floor, panelled radiator

Bedroom

Panelled radiator

Outside

Enclosed rear yard



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

