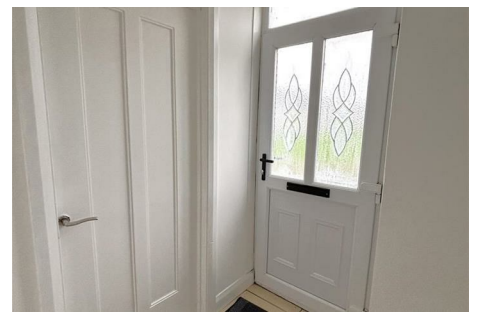




187 Shore Crescent , Belfast, BT15 4JS

O.I.R.O £120,000

Superb Opportunity To Purchase A Spacious 3 Bedroom Townhouse Just A Short Commute From The City Centre.

Holding a prime position with open aspect to front set within this ever popular development this superb town terrace is ideally suited to old and young alike. The interior comprises 3 bedrooms, lounge, luxury fitted kitchen with built-in oven and ceramic hob, dining area and classic white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows and extensive use of porcelain tiled flooring and built-in robes to all bedrooms. A delightful outlook, low outgoings, private rear patio garden combines with little or no maintenance worries to make this the perfect home and all just minutes from the City Centre - Early viewing is highly 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

187 Shore Crescent

, Belfast, BT15 4JS



- Superb Town House Close To The City
- Upvc Double Glazed Windows
- Open Aspect To Front
- Ever Popular Location.
- 3 Bedrooms Lounge
- Gas Central Heating
- Walled Patio Garden To Rear
- Excellent Fitted Kitchen Built-in Oven & Hob
- Classic White Bathroom Suite
- Low Outgoings

Entrance Hall

Upvc double glazed entrance door, porcelain tiled floor.

Lounge

14'3" x 13'8" (4.35 x 4.18)

Porcelain tiled floor, panelled radiator.

Kitchen

12'4" x 11'0" (3.78 x 3.37)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, built-in under oven and ceramic hob, stainless steel canopy extractor fan, dreseer unit, tall larder, plumbed for washing machine, fridge/freezer space,

wall mounted gas boiler, partly tiled walls, recessed lighting, porcelain tiled floor.

Dining Area

Panelled radiator.

Rear Lobby

Upvc double glazed rear door, porcelain tiled floor, understairs cloaks.

First Floor

Landing, airing cupboard.

Bathroom

White suite comprising panelled bath, shower screen, drench shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled

floor, chrome radiator, recessed lighting.

Bedroom

10'11" x 10'9" (3.34 x 3.30)

Panelled radiator, built-in robe.

Bedroom

11'10" x 8'11" (3.63 x 2.73)

Panelled radiator, wood laminate floor, built in robe.

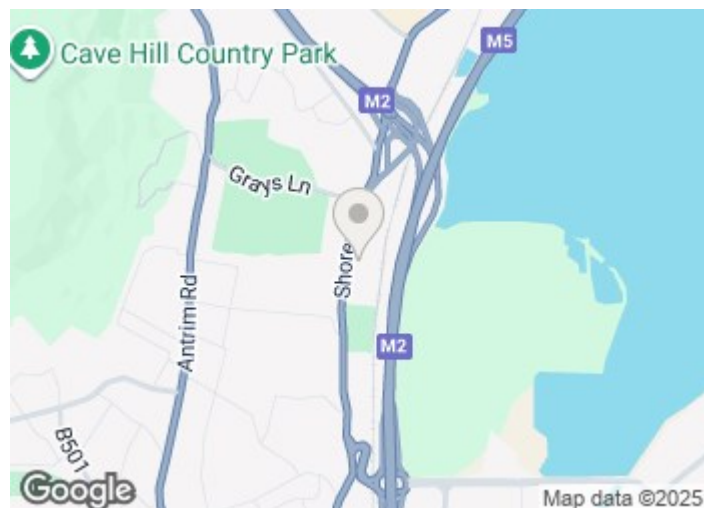
Bedroom

8'10" x 8'5" (2.71 x 2.59)

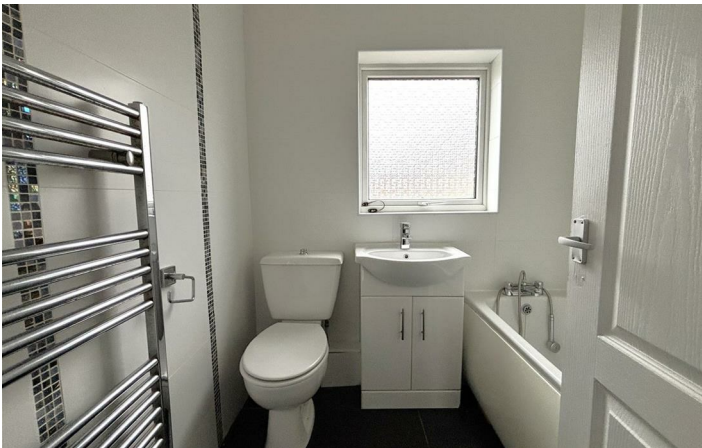
Built-in robe, wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front and rear in patio.



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.

