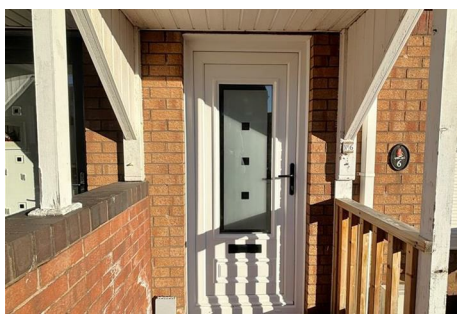




6 Montreal Street , Belfast, BT13 3HR

Offers Around £124,950

Modern Constructed Mid Terraced Presented To The Highest Standard In A Quiet Cul-De-Sac Location.

Commanding a superb site within this quiet cul-de-sac this modern constructed mid terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, 2 reception Rooms, extended modern fitted kitchen incorporating built-in double oven and ceramic hob and luxury 4 piece bathroom suite including freestanding bath and shower cubicle. The dwelling further offers uPvc double glazed windows, gas central heating, extensive use of ceramic tiled and wood laminate floor coverings throughout 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

6 Montreal Street

, Belfast, BT13 3HR



- Modern Constructed Mid Terrace
- Quiet Cul-De-Sac Location
- 3 Bedrooms
- 2 Reception Rooms
- Extended Modern Fitted Kitchen
- Luxury 4 Piece White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Extensive Private Rear Well Maintained Garden

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor.

Lounge Into Bay

13'10" x 11'8" (4.22 x 3.58)

Attractive fireplace, ceramic tiled floor.

Dining Area

15'10" x 10'5" (4.84 x 3.19)

Wood laminate floor, double panelled radiator, understairs storage, uPvc double glazed patio doors to rear.

Extended Kitchen

16'10" x 8'6" (5.15 x 2.61)

Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops, built-in double oven and ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, dishwasher space, partly tiled walls, ceramic tiled floor, recessed lighting.

First Floor

Landing, built-in storage, access to roofspace.

Bathroom

Modern white 4 piece bathroom suite comprising freestanding bath, shower cubicle, vanity unit, low flush wc, featured radiator, fully tiled walls, pvc ceiling, recessed lighting.

Bedroom

8'3" x 11'1" (2.53 x 3.39)

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

Bedroom

6'10" x 9'2" (2.09 x 2.81)

Wood laminate floor, panelled radiator.

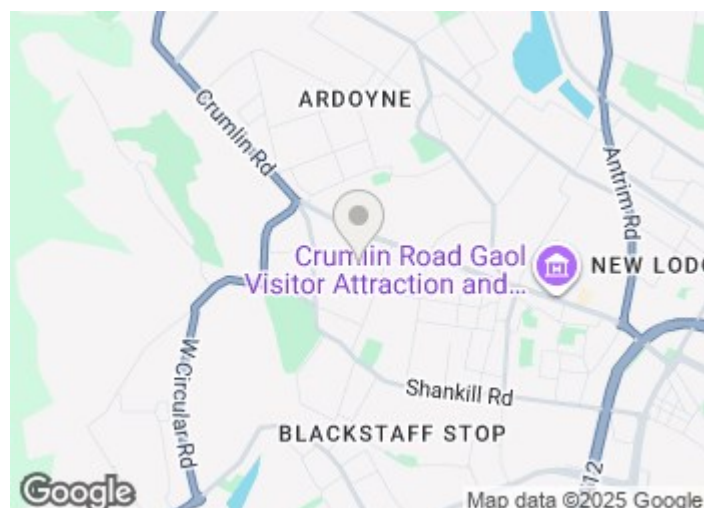
Bedroom

8'7" x 12'5" (2.64 x 3.80)

Built-in mirrored robes, wood laminate floor, panelled radiator.

Outside

Front garden in brick paver offering off street carparking. Rear garden in artificial grass, composite decking, outside light.



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.

