



## 73 Shore Crescent , Belfast, BT15 4JP

**Offers Around £114,950**

Superb Opportunity For A First Time Buyer Or Young Married Couple To Purchase A Mid Terrace Within A Short Commute From The City Centre.

This attractive town house offers a home which will have immediate appeal to a first time buyer or young married couple. The modern interior comprises 2 bedrooms, spacious open plan lounge, contemporary fitted kitchen incorporating informal dining with lobby off and modern white fully tiled bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows, new external doors and low outgoings. Private rear garden in artificial grass with raised decked patio area with little to 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 73 Shore Crescent

, Belfast, BT15 4JP



- Superb Mid Terrace With Modern Interior
- Spacious Rear Lobby
- Gas Fired Central Heating
- 2 Bedrooms/Spacious Lounge
- Modern White Bathroom
- Maintenance Free Gardens
- Contemporary Fitted Kitchen With Dining
- Upvc Double Glazed Windows and Doors
- Most Convenient Location

## Open Plan Entrance Hall

Upvc double glazed entrance door, panelled radiator.

## Lounge

13'6" x 15'3" (4.13 x 4.67)

Hole in the wall fireplace, double panelled radiator.

## Kitchen

14'11" x 11'1" (4.56 x 3.38)

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,

ceramic tiled floor, understairs storage, double panelled radiator, concealed gas boiler, uPvc rear door.

## First Floor

Landing, access to roofspace.

## Bathroom

Modern white bathroom suite in chrome fittings comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, featured radiator, extractor fan.

## Bedroom

13'6" x 8'4" (4.14 x 2.56)

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

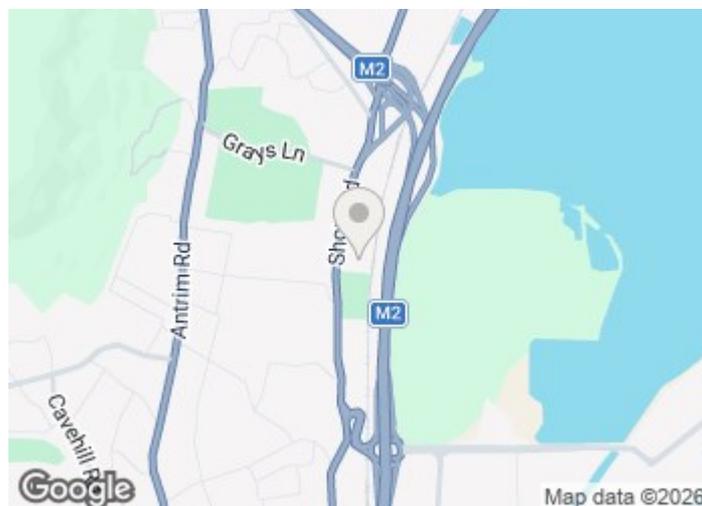
## Bedroom

15'0" x 9'1" (4.58 x 2.77)

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

## Outside

Front garden in mature lawn and stone chippings, private rear garden in artificial grass, raised decked patio area, garden shed, outside light and tap.

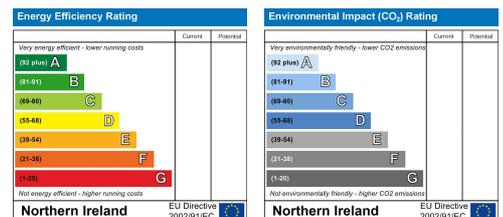


## Directions



# Floor Plan

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