

272 Crimea Street , Belfast, BT13 1LX

Offers Over £99,950

Fantastic Opportunity To Purchase A Mid Terrace In This Ever Popular Residential Location Off The Shankill Road.

Holding an excellent site within a quiet section off the Shankill Road, this superb mid terrace will have immediate appeal. The interior comprises 2 bedrooms, lounge, fitted kitchen incorporating dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, newly fitted roof insulation and extensive use of ceramic tiled covering throughout. Private enclosed hard landscaped rear garden makes this home ideally suited to young and old alike. Most sought after Shankill Road location with public transport, shopping, leading schools all close to hand with Belfast City Centre just walking distance away - 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	

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, Belfast, BT13 1LX



- Period Mid Terrace
- Fitted Kitchen With Informal Dining
- Upvc Double Glazed Windows
- 2 Bedrooms
- Modern White Bathroom Suite
- Private Enclosed Hard Landscaped Garden
- Lounge
- Gas Central Heating
- Most Sough After Shankill Road Location

Entrance Hall

Upvc double glazed entrance door, panelled radiator, ceramic tiled floor.

Lounge

14'2" x 11'5" (4.33 x 3.49)

Classic fireplace with tiled inset and wooden hearth, understairs storage, double panelled radiator.

Kitchen

14'8" x 10'5" (4.49 x 3.19)

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

washing machine and dishwasher, partly tiled walls, ceramic tiled floor, double panelled radiator.

Rear Lobby

Wall mounted gas boiler, ceramic tiled floor, uPvc door to rear.

First Floor

Landing, built-in storage, hot-press.

Bathroom

Modern white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, feature radiator, fully pvc walls, double panelled radiator.

Bedroom

13'8" x 11'5" (4.19 x 3.50)

Built-in cupboards, double panelled radiator, access to roofspace.

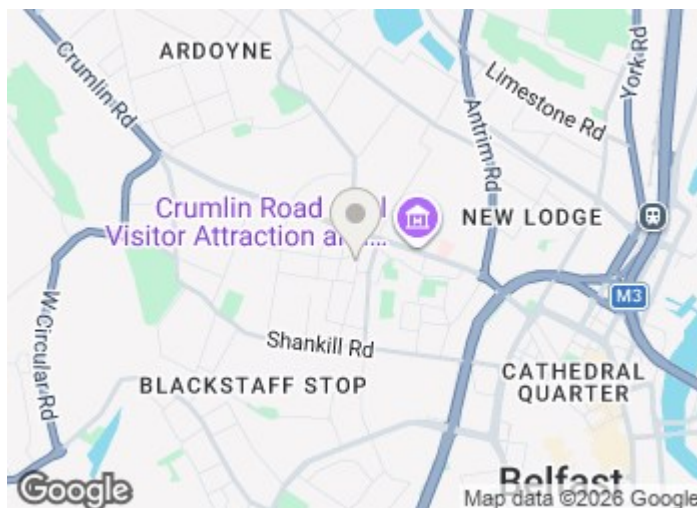
Bedroom

8'6" x 10'7" (2.60 x 3.23)

Wood laminate floor, panelled radiator.

Outside

Enclosed forecourt. Private hard landscaped rear garden, outside tap, new garden gate, security lighting.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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