



**NICHOLAS**  
RESIDENTIAL



## 10 Willowholme Street

Belfast BT6 8NW

Offers over £149,950

This is a great opportunity to buy a chain free two bed mid terraced property ideally located in the heart of East Belfast. The popular Cregagh & Castlereagh Roads are within walking distance with regular transport available into the City Centre along with an abundance of local amenities & schools.

Downstairs comprises an open plan living/dining area and modern fitted kitchen with appliances. Upstairs are two double bedrooms with slide robes and a white three piece bathroom suite. There is an enclosed yard to the rear.

Rates £911 per year.

Leashold £5 per year, 7999 year lease from 1951.

Call 02890 38 83 83 to arrange your personal viewing today.

### Viewing

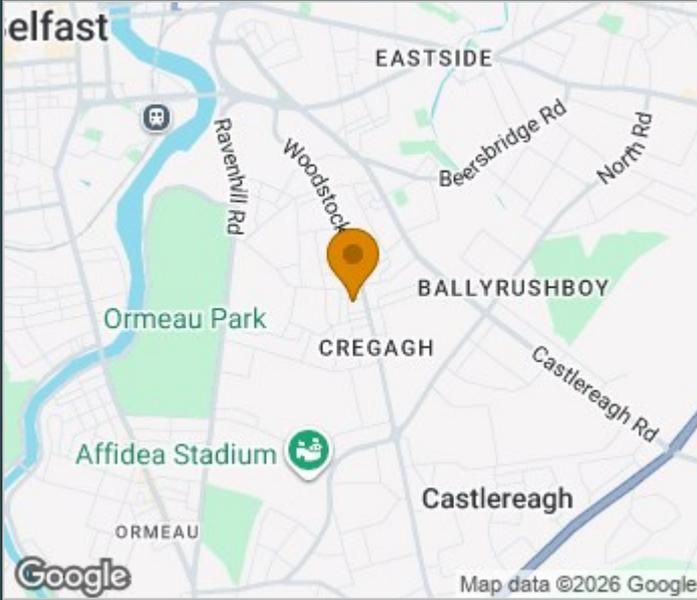
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Two bed terraced property located in the heart of East Belfast
- Through living/dining area
- Modern fitted kitchen with appliances
- Two double bedrooms with built in robes
- White three piece bathroom suite
- Gas fired central heating
- Chain free
- Rate £911 per year



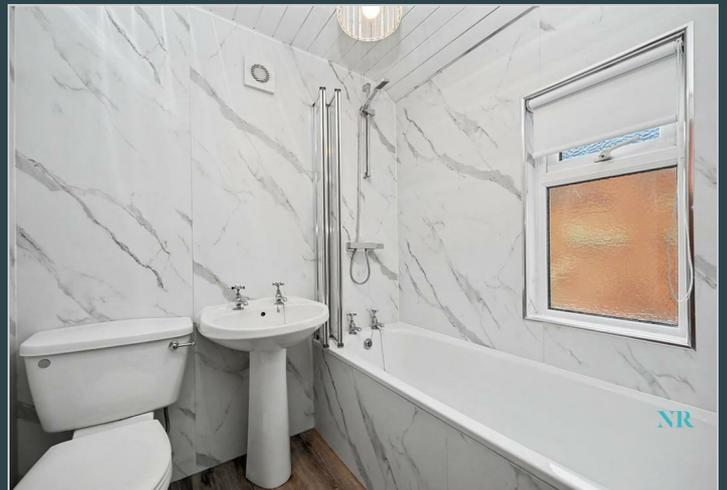
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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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