



53 Grays Lane, Belfast, BT15 4HT

Offers Over £119,950

- End terrace in highly popular and convenient location
- Lounge
- Bathroom
- Gas fired central heating
- Car parking space to side
- 2 Bedrooms
- Kitchen
- Double glazing
- Generous garden to front and side
- Ideal first time buy or investment opportunity

53 Grays Lane, Belfast BT15 4HT

53 Grays Lane is a highly popular and conveniently located two-bedroom property, ideal for a range of buyers. Offering excellent access to the motorway network, local shops, and public transport links, it combines practicality with strong potential. The accommodation comprises a comfortable lounge, fitted kitchen, two bedrooms, and a family bathroom. While well-maintained, the home presents a fantastic opportunity for buyers to put their own stamp on it and add value over time. Externally, the property benefits from a substantial garden to the front and side, along with off-road parking. There is also exciting scope for extension, subject to the usual planning permissions, making it a versatile and appealing investment.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

Lounge

15'7 (largest point) x 9'10

Kitchen

11'7 x 8'10

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, downlighters, plumbed for washing machine, built in hob, inlaid hob, stainless steel extractor fan, ceramic tiled flooring

First Floor

Landing

Access to roofspace

Bedroom (1)

11'7 x 8'11

Built in storage with gas boiler

Bedroom (2)

9'10 x 9'5

Bathroom

uPVC bath unit, low flush W/C, pedestal wash hand basin, wall tiling

Outside

Front: Generous garden

Side: Generous garden, off road parking with space for multiple cars, plants and shrubs, hedges, uPVC fascia and rainwater goods

Rear: External boiler house, shed

Disclaimer/additional information

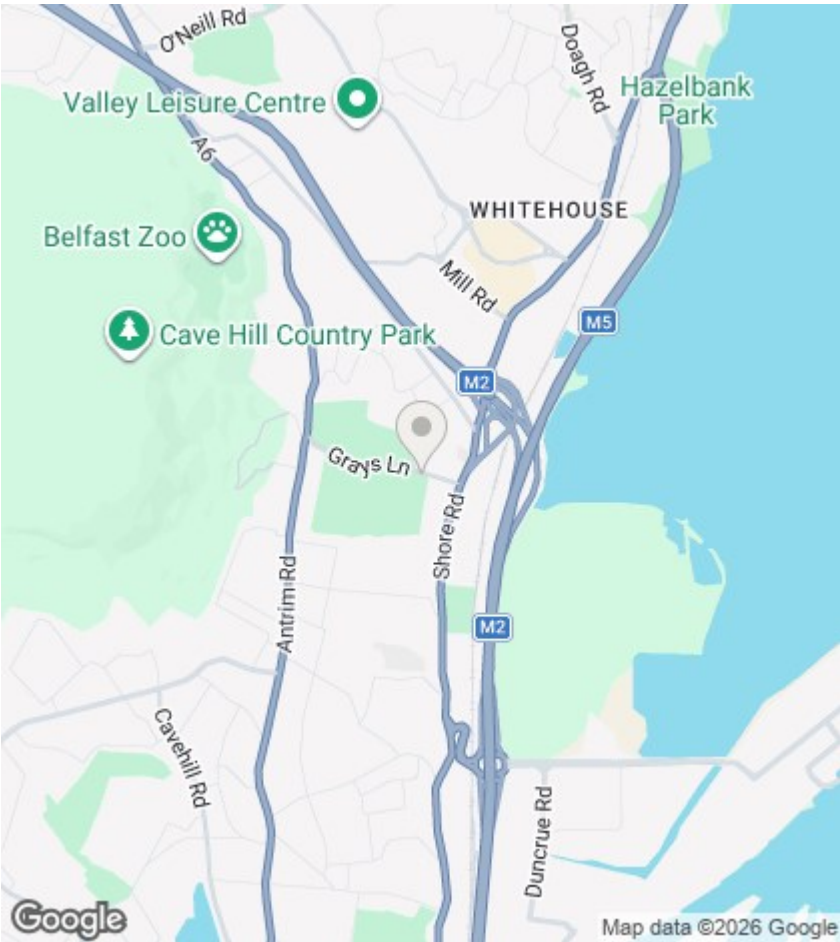
Tenure - Leasehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We

are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC