



77 Circular Road, Jordanstown, BT37 ORD

Offers Over £134,950

- Mid terraced property in highly popular and convenient location
- Lounge, open plan with:
- Bathroom
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links
- 2 Bedrooms
- Kitchen/dining
- Double glazing
- Garden to rear

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Situated in a highly popular and convenient location, this attractive mid-terraced property offers well-proportioned accommodation, making it an ideal choice for first-time buyers, couples or small families.

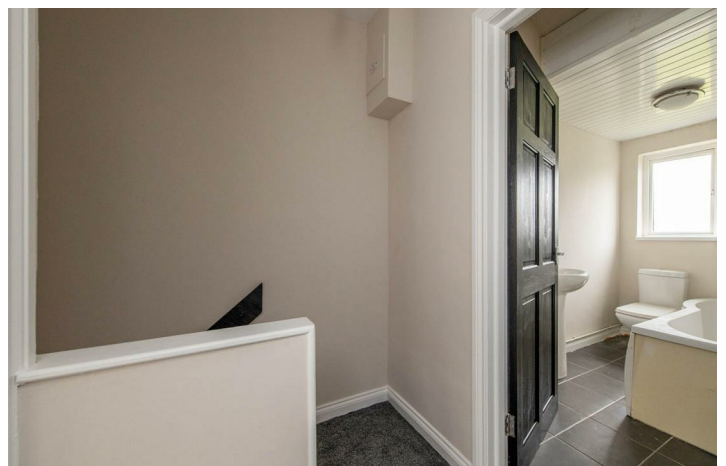
The property briefly comprises a welcoming lounge which opens into a kitchen/dining area, creating a practical and sociable living space. To the first floor, there are two bedrooms and a family bathroom.

Further benefits include double glazing and gas-fired central heating, ensuring comfort throughout the year. Externally, the property boasts a garden to the rear, providing a pleasant outdoor space to relax and enjoy.

Conveniently positioned close to excellent local schools, a variety of shops and frequent public transport links, this property offers comfortable living with everyday amenities close at hand.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring

Open plan Lounge/Kitchen

23'11 x 11'8

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, wall tiling, built in stainless steel oven, cooker point, extractor hood, laminate wooden flooring, understair storage

First Floor

Landing

Bedroom (1)

13'4 x 5'10 (longest point)

Bedroom (2)

11'11 (max) x 10'2

Bathroom

uPVC bath unit, electric shower, glazed shower screen, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, storage cupboard with gas boiler

Outside

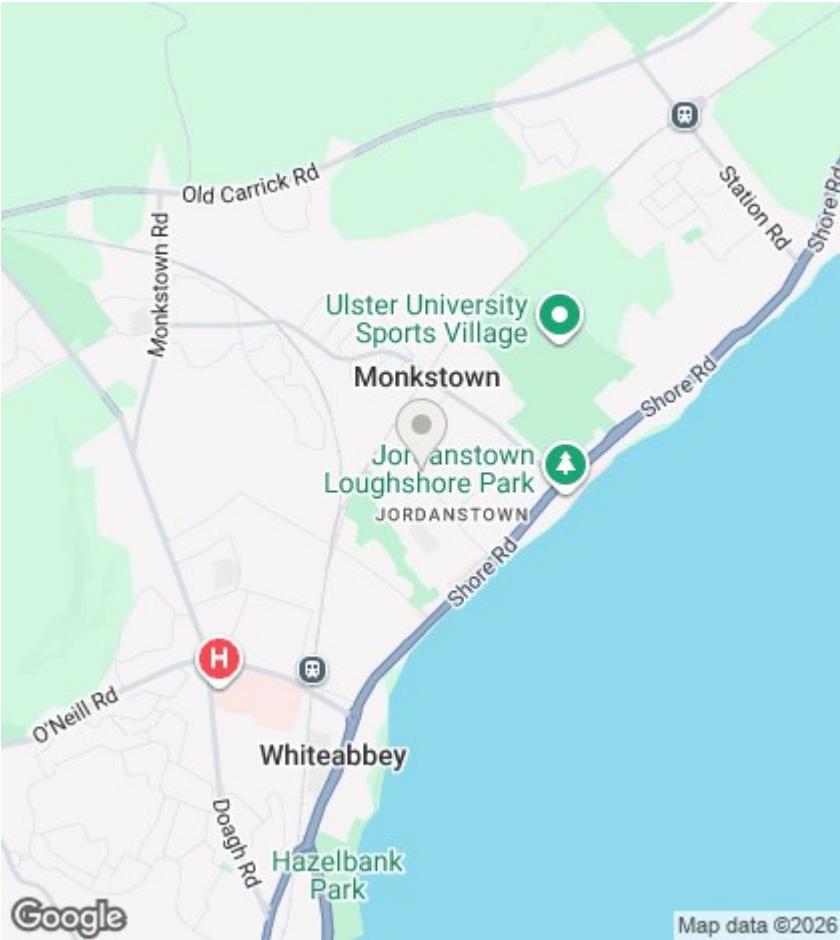
Rear garden

Disclaimer/ Additional Information

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 are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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

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Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	