

RODGERS & FINNEY

Estate agents and letting specialists

**11 Altnacreeva Close
Belfast
BT8 8HE**



**FOR SALE
£79,950**

- Excellent mid terrace property located in the popular Belvoir area
- Spacious lounge
- Fitted kitchen with ample dining space
- Utility room
- Three good sized bedrooms
- Shower room with a three piece white suite
- Enclosed garden to the front and rear
- Oil fired central heating and fully double glazed throughout
- Offers ease of access to a range of local amenities & arterial routes



THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

uPVC front door leading to an entrance hall, laminate wood-
en floor

LIVING ROOM: 14' 2" x 14' 3" (4.32m x 4.34m)
Feature electric fire, laminate wooden floor

KITCHEN: 10' 3" x 11' 4" (3.12m x 3.45m)
Excellent range of high and low level units, one bowl stain-
less steel sink with chrome mixer taps, laminate work sur-
faces, stainless steel four ring electric hob with stainless
steel electric oven, plumbed for washing machine, partly
tiled walls, ceramic tiled floor, wooden panelled ceiling.

UTILITY ROOM: 10' 6" x 5' 0" (3.2m x 1.52m)
Built in storage

First Floor

BEDROOM (1): 10' 10" x 10' 1" (3.3m x 3.07m)
Built in storage

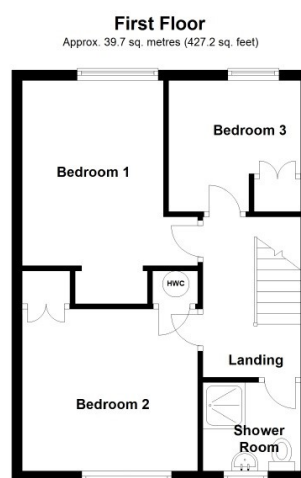
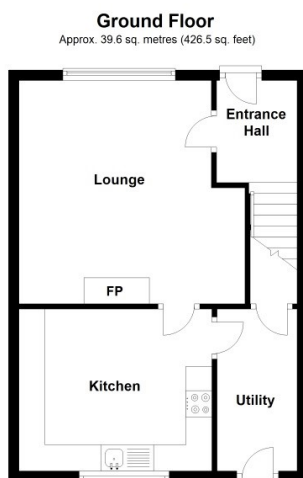
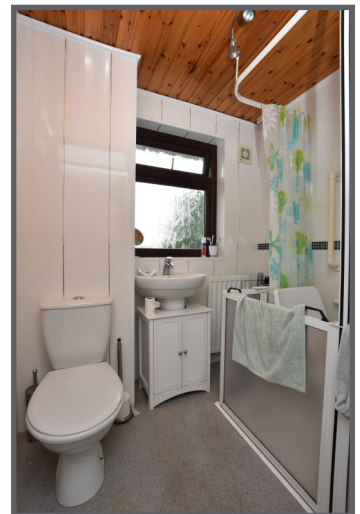
BEDROOM (2): 11' 11" x 10' 11" (3.63m x 3.33m)
Built in storage

BEDROOM (3): 8' 3" x 8' 8" (2.51m x 2.64m)
Built in storage

BATHROOM: 6' 1" x 6' 3" (1.85m x 1.91m)
White suite comprising a walk in shower cubicle with a ther-
mostatically controlled shower, vanity wash hand basin with
chrome mixer taps, low flush WC, partly tiled walls, partly
PVC panelled walls, extractor fan, wooden panelled ceiling

OUTSIDE:

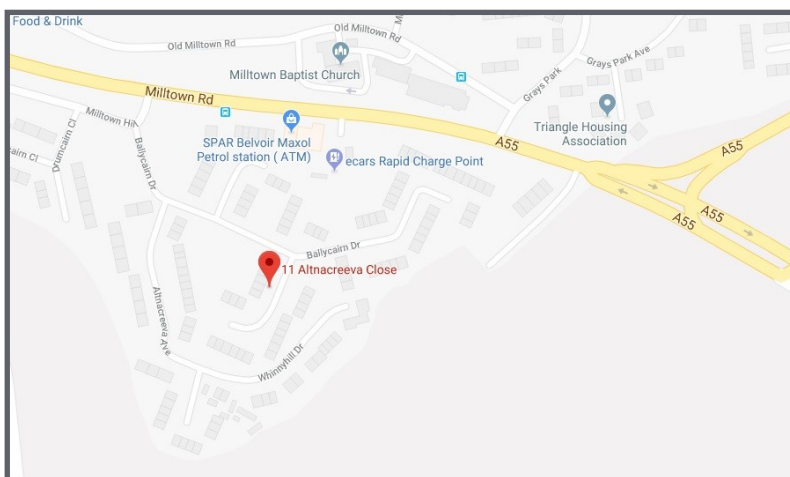
Enclosed paved garden to the rear



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

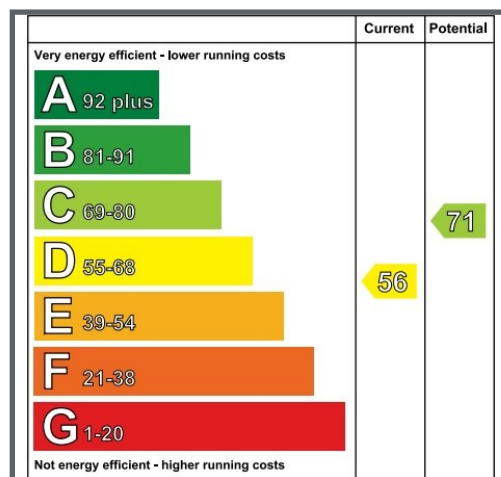
LOCATION

Travelling along the Milltown Road towards The House of Sport, turn left onto Ballycairn Drive, Altnacreeva Close is the second turning on the right.



EFFICIENCY RATING (EPC)

Current D56 Potential C71



RATES

The rates assessment for the year 2017/2018 is £586.72 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

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