



6 Ambleside Street, Belfast,  
BT13 1QP

Asking Price: £159,950

 Reeds Rains

[reedsrains.co.uk](http://reedsrains.co.uk)

Ambleside Street, Belfast, County Antrim, BT13

**Asking Price: £159,950**

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

### Description

Reeds Rains offer for sale this well presented Semi Detached home located just off the Crumlin Road, Belfast. Internally the property offers hallway that leads to a generous size lounge open to dining area and a modern fitted kitchen complete the ground floor. Upstairs there are three good bedrooms and a deluxe three piece bathroom suite. Outside there are front and back gardens laid out in paved brick and privately screened off at the rear with fencing. Garden Shed with electrical points also included. In addition, the house benefits of Gas fire central heating, off street parking and double glazing. It is highly recommended that early viewing to avoid disappointment.

### Entrance Hall

Welcoming and bright entrance hall with bespoke wooden feature panelling throughout. Mosaic flooring.

### Lounge Open To:

27'4" x 12' (8.33m x 3.66m)

Naturally bright and spacious lounge complete with bay window aspect to the front. Herringbone design laminate flooring. Open plan access to dining area.

### Casual Dining Area

Located just off the main lounge and offering ample casual dining space. Sliding upvc doors to rear garden.

### Fitted Kitchen

10'10" x 8'3" (3.3m x 2.51m)

Range of high and low level high gloss units with matching worktop surfaces. Built in oven and electric touch point hob with stainless steel extractor fan overhead. Plumbed for American style fridge freezer and integrated dishwasher. Tiled splashback areas. Herringbone design flooring. Upvc side door access.

### Stairs To First Floor Landing

#### Bedroom One

15'8" x 9'6" (4.78m x 2.9m)

Spacious double bedroom with bespoke feature wall panelling. Complete with carpeted flooring.

#### Bedroom Two

10'10" x 9'8" (3.3m x 2.95m)

Double bedroom with laminate flooring.

#### Bedroom Three

9'9" x 6'6" (2.97m x 1.98m)

Complete with built in mirrored slider robes. Carpeted flooring.

### Stylish Bathroom Suite

Beautiful bathroom suite comprising stand alone bespoke bath, large sink with vanity unit beneath and low flush WC. Chrome heated towel rail. Fully tiled walls. Electrical points for TV.

### Externally

#### Off Street Parking

Gated access to side driveway.

#### Enclosed Rear Garden

Fully enclosed garden with elevated decked patio and paved area. Access to garden shed which is complete with games area and electrical points.

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All Measurements

All Measurements are Approximate.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.