



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

53 North Gardens,
Belfast,
County Antrim,
BT5

Offers Over: £225,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: D

A charming red brick Semi-Detached situated within the popular Orangefield area of East Belfast.

This quiet residential location falls within close proximity to local shops, parks, and regular public transport links.

In addition, the vibrant Ballyhackamore Village benefitting from the super array of shopping facilities, eateries, restaurants and attractions is also close by.

The property itself boasts bright, beautifully presented and easy to maintain accommodation throughout - perfect for those seeking their first home or young family buyer alike.

With many selling points on offer, early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset and side panel to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge

13' x 11'1" (3.96m x 3.38m)

Modern Fitted Kitchen Open Plan To Dining Area

17'7" x 12'8" (5.36m x 3.86m)

At widest points. Two bowl ceramic sink unit with dual mixer tap. Excellent range of high and low level units with laminated work surfaces and up stand. Integrated four ring electric hob and chimney extractor hood. Separate built in double oven. Integrated

dishwasher. Integrated fridge / freezer. Recessed spotlighting. Ample dining area. Laminated wooden flooring. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

12'5" x 10'5" (3.78m x 3.18m)

Hot press with lagged copper cylinder and storage above.

Bedroom Two

12'7" x 10'5" (3.84m x 3.18m)

Bedroom Three

9'8" x 6'9" (2.95m x 2.06m)

Luxury White Bathroom Suite

Comprising panelled bath with dual mixer tap. Thermostatically controlled shower unit. Shower screen. Feature wash hand basin with dual mixer tap and storage below. Dual flush w/c. PVC panelled walls. Recessed spotlighting. Extractor fan. Heated towel rail.

Landing

Access to roof space via slingsby ladder. Partially floored with light and power.

Outside

Driveway car parking for two cars. Side access. Enclosed private garden area to rear bordered by fencing in paved patio area, flower beds and shrubbery. Outside tap / light. uPVC oil tank. Lean-to storage attached to garage with flooring, lighting & power

Detached Garage

17'9" x 9'2" (5.4m x 2.8m)

With up & over door. Light and power. One bowl sink unit with dual mixer tap. Plumbed for washing machine. Vented for tumble dryer. Oil fired boiler.

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/c> ontents

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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

For full EPC please contact the branch.

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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.