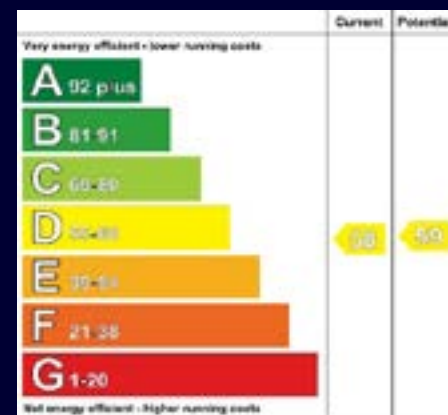




Located off the Bloomfield Avenue, Belfast



ENERGY PERFORMANCE CERTIFICATE



Dougan
RESIDENTIAL & COMMERCIAL

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3 Rosebery Street, Belfast, BT5 5BU

Asking Price £79,950

Well Presented Three Storey Mid Terrace

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KEY FEATURES

- Very Well Presented Mid Terrace
- Located Just Off Bloomfield
- Avenue Within Walking Distance Of Connswater Shopping Centre
- Many Local Amenities Close At Hand
- Belfast City Centre Easily Accessible
- Area Of High Rental Demand
- Living Room & Separate Dining Room
- Modern Fully Fitted Kitchen
- Four Generous Sized Bedrooms
- Well Appointed Bathroom In White suite
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Rear Yard
- Ideal Investor Purchase Or First Time Buy
- Early Viewing Advised

SUMMARY

Very well presented mid terrace located in a popular convenient residential location in the ever popular Bloomfield area of East Belfast. The property enjoys an excellent location within walking distance of many local amenities including Connswater Shopping Centre. Belfast City Centre is easily accessible by bus, car or even on foot.

Internally the property benefits from a bright and spacious living room with a modern fully fitted kitchen and a dining room on the ground floor. The first floor features two generous sized bedrooms. A further two bedrooms are located on the second floor.

The property further benefits from uPVC double glazing, oil fired central heating and an enclosed rear yard.

We anticipate a high level of interest from both investors and first time buyers and therefore early viewing recommended.



ACCOMMODATION:

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: PVC Door

LIVING ROOM: 10' 5" x 9' 3" (3.18m x 2.82m)

KITCHEN: 13' 3" x 5' 8" (4.04m x 1.73m) Modern fully fitted kitchen with an excellent range of high level and low level units. Formica work surfaces. Single drainer stainless steel sink unit with chrome mixer tap. Integrated electric oven with 4 ring ceramic hob and extractor over. Space for fridge/freezer. Recess low voltage lights.

DINING ROOM: 10' 3" x 9' 6" (3.12m x 2.9m)

First Floor

BEDROOM (1): 11' 7" x 10' 2" (3.53m x 3.1m)

BEDROOM (2): 10' 3" x 7' 6" (3.12m x 2.29m)

BATHROOM: Modern white suite comprising of panel bath with thermostatically controlled shower over and shower screen. Low flush WC. Pedestal wash hand basin with chrome mixer tap and partly tiled walls.

Outside

Enclosed rear yard.

Oil tank.