

RODGERS & FINNEY

Estate agents and letting specialists

**278 Albertbridge Road
Belfast
BT5 4GX**



**FOR SALE
£97,500**

- Stylishly presented mid terrace home in a popular area
- Spacious living room with laminated wooden flooring
- Recently modernised fitted kitchen/ dining area with integrated appliances
- Large family shower room
- Two well proportioned bedrooms with built in storage
- uPVC double glazing
- Oil fired central heating
- Enclosed paved patio area to rear with large cabin/ summer house
- Within walking distance to Belfast City centre
- Ideally situated opposite Connswater shopping centre and retail park
- Early viewing comes highly recommended



THE PROPERTY COMPRISES

Ground Floor

uPVC front door.

ENTRANCE PORCH:

Tiled flooring.

ENTRANCE HALL:

Cloakroom comprising built in storage space and hallway laid in laminate flooring.

LOUNGE:

4.5m x 2.92m (14' 9" x 9' 7")

Laminate wooden flooring, bay window, double radiator.

KITCHEN WITH BREAKFAST AREA:

4.65m x 3.18m (15' 3" x 10' 5")

Single drainer stainless steel sink unit with chrome mixer taps, excellent range of high gloss high and low level units with stainless steel door furniture. Four ring gas hob and built in overhead stainless steel extractor fan, plumbed for a washing machine and space for free standing fridge with freezer, laminate flooring. Walk in storage.

First Floor

BEDROOM (1):

4.47m x 3.35m (14' 8" x 11' 0")

Wooden floor. built in storage and built in wardrobes with mirrored sliding doors.

BEDROOM (2):

3.12m x 2.03m (10' 3" x 6' 8")

Wooden floor.

SHOWER ROOM:

2.36m x 2.31m (7' 9" x 7' 7")

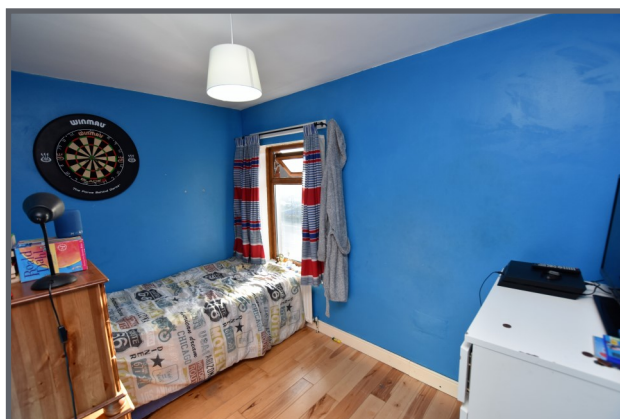
Family bathroom suite comprising fully tiled corner shower cubicle, thermostatically controlled shower unit. Thermostatically controlled shower unit. Pedestal wash hand basin with chrome mixer taps, dual flush WC, laminate floor.

LANDING:

Hot press and storage above, storage cupboard.

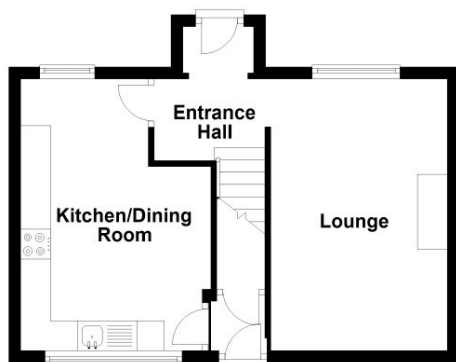
OUTSIDE

Enclosed rear yard with large cabin and shed. Paved front entrance leading to door, sides partly laid in pebbles and partly artificial grass.



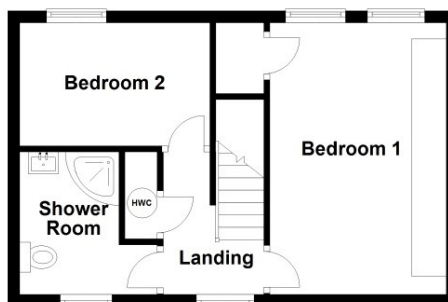
Ground Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



First Floor

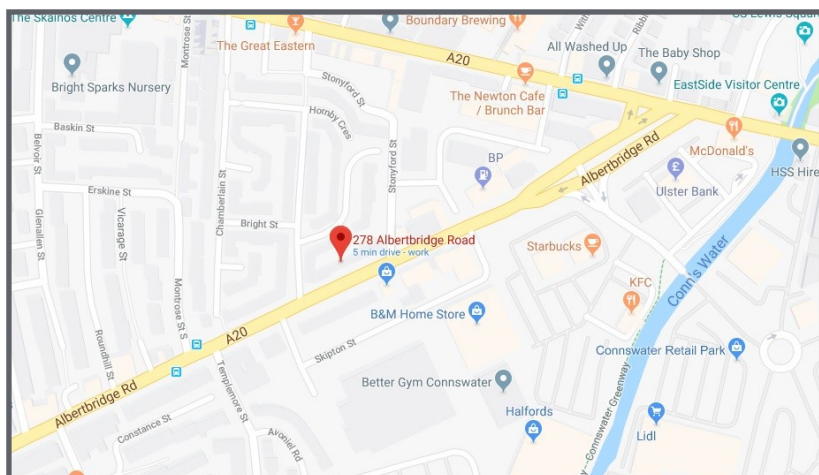
Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

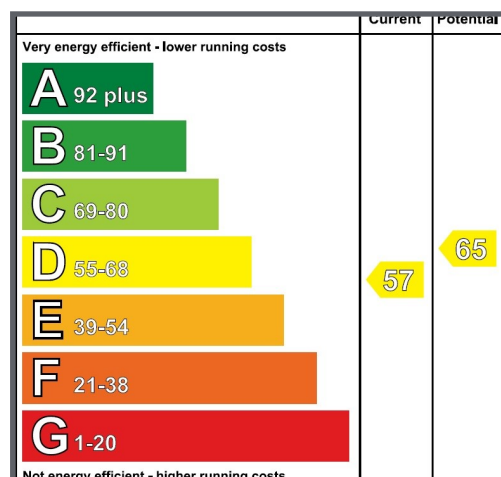
LOCATION

Travelling along the Albertbridge Road towards Belfast City Centre number 278 is on the right hand side.



EFFICIENCY RATING (EPC)

Current D57 Potential D65



RATES

The rates assessment for the year 2018/2019 is £419.54 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.

AWARD WINNING



**RODGERS
& FINNEY**

Estate agents and letting specialists

028 9065 3111
251 Upper Newtownards Road,
Belfast, BT4 3JF
www.rodgersandfinney.co.uk
info@rodgersandfinney.co.uk

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