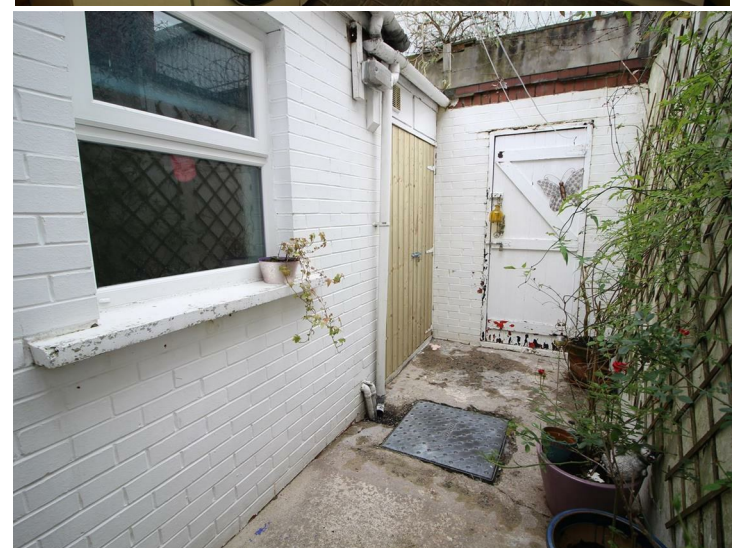


86 Grove Street East, Belfast, BT5 5GH



- *Mid Townhouse*
- *2 Bedrooms*
- *1 Reception*
- *Beautifully Presented Throughout*
- *PVC Double Glazed Windows*
- *Gas Central Heating*
- *Popular Convenient Location*
- *Excellent Investment Opportunity*
- *White Bathroom Suite*
- *Single Storey Extension To Rear*

PRICE Offers Around £78,500

Positioned within a popular convenient location close to locals shops and public transport this well maintained Townhouse will ideally suit First Time Buyers and Investors alike searching for a home at a realistic price with low outgoings. Offering close road links to Belfast City Centre and George Best City Airport an early viewing is high recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

Ground Floor

PVC double glazed front door into Entrance Hall with tiled floor. Entrance door into:

LOUNGE

12'8 x 9'3 (3.86m x 2.82m)

Attractive cast iron fireplace with slate hearth. Exposed hardwood flooring.

MODERN SHAKER KITCHEN

12'0 x 9'4 (3.66m x 2.84m)

Equipped with a range of high and low level fitted shaker style units with contrasting wood effect worksurfaces. Stainless steel single drainer sink unit. Plumbed for washing machine. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy. Complementary 'fired earth' wall tiles. Understairs storage cupboard.

REAR HALL

Store room housing gas boiler.

WHITE BATHROOM SUITE

Comprising pedestal wash hand basin. Button flush WC. Panelled bath with fixed shower screen and electric shower unit. Tiled floor. Part tiled walls.

First Floor

BEDROOM 1

10'1 x 8'8 (3.07m x 2.64m)

Fitted wall to wall mirrored sliderobe.

BEDROOM 2

12'3 x 10'7 (3.73m x 3.23m)

Outside

Private enclosed yard to rear screened by perimeter wall. Outside tool/utility store.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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