



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

89 Strandburn Drive,
Belfast,
County Antrim, BT4

Guide Price: £100,000

 **Reeds Rains**

reedsrains.co.uk

EPC Rating: F

uPVC oil tank. Boiler house with oil fired boiler.
Garden beyond.

**uPVC Front Door With Glazed Inset And
Side Panel To...**

Entrance Hall

Under stairs storage. Laminated wooden

flooring.

L Shape Lounge Open Plan To Dining Area

19'3" / 14'11" (5.87m / 4.55m)

At widest points. One and 1/2 bowl sink unit

with chrome dual mixer tap. Range of high and

low level units with stainless steel door

furniture and formica work surfaces. Integrated

four ring electric hob and built in oven with

chimney extractor hood. Space for fridge /

freezer. Plumbed for washing machine. Partly

tiled walls. uPVC door to enclosed rear yard.

First Floor

Bedroom One
9'5" / 8'11" (2.87m / 2.72m)

Bedroom Two
9'8" / 8'10" (2.95m / 2.7m)

Laminated wooden flooring.

Bedroom Three
6'6" / 5'7" (1.98m / 1.7m)

White Bathroom Suite

Comprising panelled bath with chrome dual

mixer tap. Pedestal wash hand basin with

chrome mixer tap and tiled splash back. Low

flush w/c. Partly tiled walls. Ceramic tiled

flooring. Hot press with lagged copper cylinder

and storage above.

Landing

Access to roof space.

Outside

Forecourt to front. Enclosed yard to rear.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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.

For full EPC please contact the branch.