



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

Asking Price: £100,000

Reeds Rains

reedsrains.co.uk

89 Strandburn Drive, Belfast, County Antrim, BT4

Asking Price: £100,000

EPC Rating: F

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

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

Entrance Hall

Under stairs storage. Laminated wooden flooring.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

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.

First Floor

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Bedroom One

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

For full EPC please contact the branch.

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.