


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

9 Armitage Close,
Belfast,
County Antrim, BT4

Asking Price: £124,950

 **Reeds Rains**

reedsrains.co.uk

9 Armitage Close, Belfast, County Antrim, BT4

Asking Price: £124,950

EPC Rating: C

Modern Fitted Kitchen Open Plan To Dining Area

17'8" x 11'4" (5.38m x 3.45m)

Single drainer bowl and one half sink unit with mixer taps, range of high and low level units,

laminated work surfaces, brick effect tiled

splash back, concealed lighting, ceramic tiled

floor, stainless steel built in oven and four ring

ceramic hob, stainless steel chimney extractor

fan, plumbed for washing machine, central

island, ample dining area, double glazed

French doors to sun room.

Sun Room

12'3" x 9'1" (3.73m x 2.77m)

Ceramic tiled floor, recessed spotlights, double

glazed French doors to rear garden.

First Floor

Landing

Double built in robe, with gas boiler.

Access to roof space

Bedroom One

11'4" x 9'6" (3.45m x 2.9m)

Double built in robe

Bedroom Two

11'3" x 10'2" (3.43m x 3.1m)

Double built in robe

Bedroom Three

8'3" x 7' (2.51m x 2.13m)

Bathroom With Modern White Suite

Roll top bath with chrome mixer taps, fully tiled

built in shower cubicle with thermostatically

controlled shower, ceramic tiled floor, chrome

heated towel rail, pedestal wash hand basin

with mixer taps, dual flush close coupled WC,

fully tiled walls, tongue and groove ceiling.

Outside

Paved garden to front.

Low maintenance garden to rear, fully paved,

We are delighted to present to the open market this well presented end terrace property.

Internally the property offers bright

accommodation throughout comprising three

bedrooms, lounge, modern fitted kitchen with

dining area and bathroom with modern white

suite. Additional benefits include a sun room,

ground floor cloakroom, gas central heating

and double glazed windows and doors.

Externally there are low maintenance gardens

to front and rear.

The property is ideally positioned just off

Mersey Street and offers excellent

convenience to a wide range of day to day

amenities with public transport links for city

commuting and George Best City Airport also

easily accessible. We have no doubt that this

property will create an early interest on today's

market.

Ideally suitable for young professional or

investor alike. Early internal viewing is

strongly recommended.

Accommodation

Covered porch, uPVC double glazed front

door to entrance hall, ceramic tiled floor.

Double doors with bevelled glass inset to

lounge.

Lounge

13'5" x 11'3" (4.1m x 3.43m)

laminated wooden floor.

Ground Floor Cloakroom

White suite, pedestal wash hand basin, close

coupled WC, fully tiled walls, chrome heated

towel rail.

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.

light and tap.

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 Cammerney 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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements are Approximate.

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.