



1 Huss Row  
Belfast, BT13 1EE

Offers in the region of  
**£105,000**



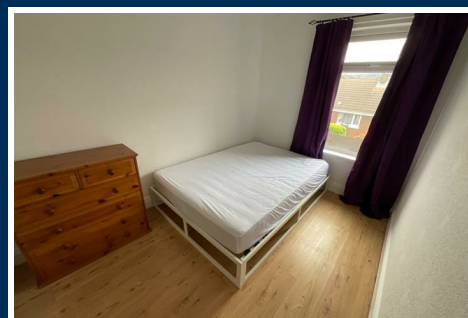
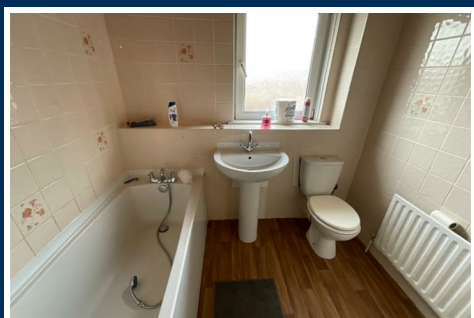
Energy Efficiency Rating	Environmental Impact (CO2) Rating
Northern Ireland	Northern Ireland



# 1 Huss Row

, Belfast, BT13 1EE

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A keenly priced and well located end terrace property in an highly regarded residential location which is sure to appeal to first-time buyers, smaller families and investors alike.

Internally the dwelling comprises of a bright reception, spacious fitted kitchen with ample dining space, classic white three piece bathroom suite and two double bedrooms. Externally the property boasts secure off-street parking and a spacious and fully enclosed rear yard.

The property further benefits from a brand new gas boiler and Upvc double glazing throughout.

Huss Row is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

PVC front door with smoked glass inset, vinyl flooring, leading to:

### Living Room 14'9" x 9'4 (4.50m x 2.84m)

Wood laminate flooring, double panelled radiator

### Kitchen 14'10" x 10'7" (4.52m x 3.23m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer, integrated oven and hob with extractor hood, plumbed for a washing machine, double panelled radiator, vinyl flooring, enclosed storage cupboard housing gas boiler, ample dining space, access to rear garden

## First Floor

### Landing

Enclosed storage cupboard, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, vinyl flooring, tiled walls, panelled radiator

### Front Bedroom 14'10" x 9'4" (4.52m x 2.84m)

Wood laminate flooring, panelled radiator, enclosed storage cupboard

### Rear Bedroom 10'7" x 7'4" (3.23m x 2.24m)

Wood laminate flooring

## Outside

### Front

Brick privacy wall with metal entrance gate, paved driveway, stoned garden area

### Rear

Paved yard with stoned garden area, brick privacy wall, access to rear entry



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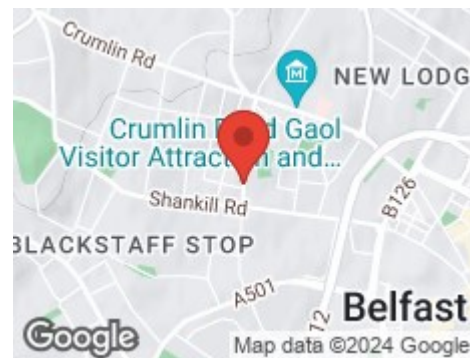
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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