


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

84 Richardson Street,
Belfast,
County Antrim, BT6

Asking Price: £145,000

 Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

84 Richardson Street, Belfast, County Antrim, BT6

Asking Price: £145,000

EPC Rating: C

Finished to an exceptionally high standard is this beautifully presented mid terrace home.

Positioned between the Woodstock Road and Ravenhill Road this superb location falls within close proximity to a wealth of day to day amenities and attractions.

Local shops, regular public transport links, Ormeau Park and Belfast City Centre to name a few are all within walking distance.

Boasting bright and easy to maintain accommodation, coupled with a high quality level of fixtures and fittings throughout this superb property will no doubt create immediate interest in today's market.

Early internal inspection comes strongly recommended.

Composite Front Door To...

Entrance Porch

Ceramic tiled flooring. Inner door to...

Entrance Hall

Ceramic tiled flooring.

Lounge Open Plan To Dining Area

21'2" / 10 (6.45m / 10)

Feature panelled wall. Built in storage with gas fired boiler. Under stairs storage.

Stunning Fitted Kitchen

17'8" / 6'3" (5.38m / 1.9m)

One and 1/2 bowl sink unit with dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic

tiled flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13'7" / 10'4" (4.14m / 3.15m)

Bedroom Two

10'3" / 8 (3.12m / 8)

Contemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Partly tiled walls. Recessed spotlighting. Chrome heated towel rail. Extractor fan.

Landing

Window seat. Access to roof space.

Outside

Enclosed easy to maintain urban garden to rear with feature deck area and lazy lawn. Outside tap / light

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 Carnmoney 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.

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.

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

For full EPC please contact the branch.