



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

7 Northfield Rise,
Belfast,
County Antrim, BT5

Asking Price: £125,000

 **Reeds Rains**

reedsrains.co.uk

7 Northfield Rise, Belfast, County Antrim, BT5

Asking Price: £125,000

EPC Rating: E

Positioned within a quiet cul-de-sac location is this fantastic mid terrace home.

Internally offers very generous accommodation throughout and albeit will need some cosmetic updating offers fantastic value for money in today's market.

Marsh Wriggle Way, local shops, parks and regular public transport links are all close to hand whilst direct access in and out of Belfast City Centre is easily accessible.

The vibrant Ballyhackamore Village benefitting from the vast array of day to day amenities and attractions and Forestside Shopping Centre and Retail Park are also close by.

An ideal opportunity for many prospective buyers in today's market - early consideration to view is advised.

Covered Entrance Porch

uPVC front door to...

Entrance Hall

Laminated wooden flooring.

Lounge

16 / 12'8" (16 / 3.86m)

At widest points. Into square bay. Feature fire place with brick surround. Laminated wooden flooring.

Fitted Kitchen Open Plan To Dining Area

19'1" / 10'3" (5.82m / 3.12m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent 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. Plumbed for washing machine. Space for fridge / freezer. Partly tiled

walls. Part ceramic tiled flooring. Part laminated wooden flooring. Ample dining area. Under stairs storage.

Lean To Sun Room

12'7" / 8'10" (3.84m / 2.7m)

Plumbed for washing machine. Laminated wooden flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

15'3" / 9'9" (4.65m / 2.97m)

Access to roof space. Laminated wooden flooring.

Bedroom Two

15'2" / 8'8" (4.62m / 2.64m)

Laminated wooden flooring.

Bedroom Three

9'11" / 6'9" (3.02m / 2.06m)

At widest points. Laminated wooden flooring.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with thermostatically controlled shower unit. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. PVC ceiling.

Outside

Patio garden to front. Side access. Enclosed garden area to rear bordered by fencing and hedging with paved patio area. uPVC oil tank. Boiler house with oil fired boiler. 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.