



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		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Sperrin Park,
Belfast,
County Antrim, BT5

Guide Price: £155,000

Reeds Rains

reedsrains.co.uk

5 Sperrin Park, Belfast, County Antrim, BT5

Guide Price: £155,000

EPC Rating: F

Situated just off the Kings Road in East Belfast is this excellent Semi-Detached property.

Although in need of general modernisation / upgrading throughout we feel the property has been priced accordingly to allow for the necessary improvements.

This quiet location falls within walking distance to local shops, Comber Greenway, regular public transport links and Dundonald Enterprise & Entertainment Park to name a few.

Kings Square Shopping Square and Ballyhackamore Village are also easily accessible.

An ideal opportunity for those seeking a chain free opportunity to apply their own stamp on.

Early viewing is advised.

Covered Entrance Porch

uPVC front door with glazed inset and side panel to...

Entrance Hall

Cloaks under stairs.

Lounge

15'11" / 12' (4.85m / 3.66m)

Picture window. Archway to...

Dining Area

11' / 9'4" (3.35m / 2.84m)

Fitted Kitchen

11'10" / 7'3" (3.6m / 2.2m)

One bowl sink unit with chrome mixer tap.

Range of high and low level units with laminated work surfaces. Integrated four ring

electric hob and extractor hood. Plumbed for washing machine. Space for fridge / freezer. Recessed spotlighting. Partly tiled walls. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12'6" / 7'10" (3.8m / 2.4m)

Bedroom Two

10'8" / 9 (3.25m / 9)

Bedroom Three

12'6" / 7'1" (3.8m / 2.16m)

White Bathroom Suite

Comprising panelled bath with chrome mixer tap and electric shower. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls.

Landing

Hot press with copper cylinder and shelving above. Access to roof space.

Outside

Well tended garden area to front in lawn. Ample driveway car parking for several cars. Side access. Enclosed private garden to rear bordered by fencing in lawn and patio. Boiler house with oil fired boiler. uPVC oil tank. Garden shed. Outside tap / light. Outside power points.

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.