



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	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	

34 Aigburth Park,
Belfast,
County Antrim,
BT4

Offers Over: £155,000

 **Reeds Rains**

reedsrains.co.uk

34 Aigburth Park, Belfast, County Antrim, BT4

Offers Over: £155,000

EPC Rating: C

This stunning red brick mid terrace property has recently benefitted from a complete refurbishment to include a full re-wire, new gas fired central heating, contemporary new kitchen and luxury shower room.

In addition this fine home has been completely re-decorated and carpeted, ready for any new fortunate owner to just move in and enjoy.

This highly sought after residential location has a proven track record, primarily due to the convenience of Belmont Village benefitting from the vast array of shopping facilities, restaurants and eateries.

Regular public transport links via bus & rail, the main arterial routes, outer ring & George Best Belfast City Airport all ensure a short commute to Belfast City Centre and the surrounding towns.

Interest will no doubt be high with this excellent chain free opportunity, therefore early consideration to view is advised.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Cloak under stairs. Laminated wooden flooring.

Lounge Open Plan To Dining Area

21'6" / 10'6" (6.55m / 3.2m)

At widest points. Recessed spotlighting. Ample dining area. Laminated wooden flooring.

Contemporary Fitted Kitchen

17'10" / 7'11" (5.44m / 2.41m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high

and low level soft closing units with wood effect work surfaces. Integrated four ring electric hob and overhead extractor hood. Plumbed for washing machine. Space for fridge / freezer. Plumbed for dishwasher. Built in storage cupboard with gas fired boiler. Breakfast bar. Recessed spotlighting. Laminated wooden flooring. uPVC door to enclosed rear yard.

First Floor

Bedroom One

10'4" / 9'3" (3.15m / 2.82m)

Bedroom Two

10'1" / 9'3" (3.07m / 2.82m)

Bedroom Three

6'7" / 6 (2m / 6)

Luxury Shower Room

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Recessed spotlighting. Extractor fan. Access to roof space.

Outside

Forecourt to front. Enclosed yard to rear. 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.