



60 Disraeli Street, Belfast, BT13 3HW

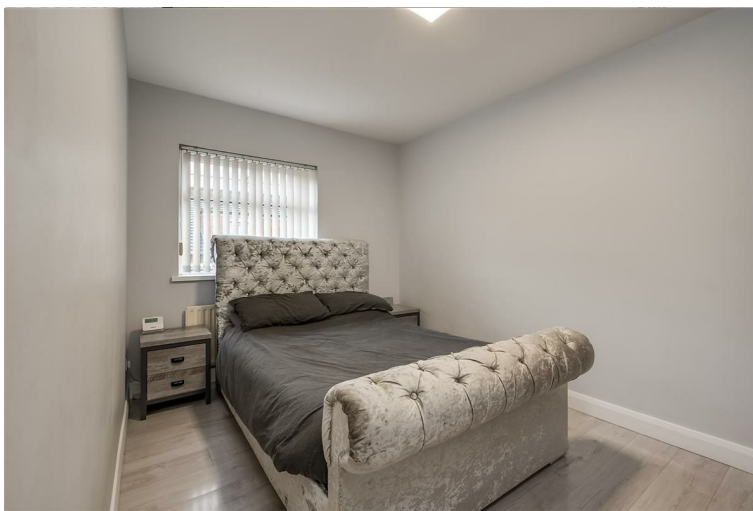
- Mid Terrace Property
- Lounge
- Deluxe, Fully Tiled Shower Room
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 12'6" x 11'11"

Wood laminate floor covering.

#### KITCHEN THROUGH DINING ROOM 15'10" x 10'5"

Modern fitted kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless extractor hood over. Plumbed and space for washing machine and dishwasher. Splash back tiling to walls. Wood laminate floor covering. Access to under stairs store.



### **REAR HALL**

Wood laminate floor covering. Access to utility store. PVC double glazed door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Recessed lighting and glass balustrade to stairwell. Wood laminate floor covering. Access to partially floored roof space via slingsby style ladder, with gas fired central heating boiler.

#### **BEDROOM 1 12'6" x 8'8"**

Wood laminate floor covering.

#### **BEDROOM 2 10'6" x 8'4"**

Wood laminate floor covering. Large built-in wardrobe/store with wood laminate floor covering.

#### **BEDROOM 3 9'8" x 6'11"**

Wood laminate floor covering.

#### **DELUXE FULLY TILED SHOWER ROOM**

Contemporary, white three piece suite comprising over sized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

#### **EXTERNAL**

Low maintenance paved area to front.

Entrance porch

External lighting.

PVC fascia.

Fully enclosed low maintenance paved rear garden.

Outside tap.

Timber shed.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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*Immaculately presented, modernised, three bedroom, mid terrace property, conveniently located on Disraeli Street, North Belfast. The property comprises entrance hall, lounge, kitchen through dining room, rear hall, utility store, three well-proportioned bedrooms, and deluxe, fully tiled shower room, with contemporary, white three piece suite. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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