




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

39 North Sperrin,  
Belfast,  
County Antrim, BT5

**Asking Price: £174,950**

 **Reeds Rains**

reedsrains.co.uk



## 39 North Sperrin, Belfast, County Antrim, BT5

**Asking Price: £174,950**

EPC Rating: E

We are delighted to present to the open market this red brick semi detached villa.

Internally the property offers bright accommodation arranged over two floors and comprises three bedrooms, lounge with wooden fireplace, kitchen with dining area and shower room with modern white suite. Further benefits include oil fired central heating and double glazed windows and doors. Externally there is a driveway to car parking and detached garage with well tended gardens to front and rear.

This property is only a short distance from the many day to day amenities at Cherryvalley and Kings Square. Many of the provinces leading schools and public transport links for city commuting are all easily accessible.

We have no doubt that this property will create an interest when presented to the open market. To avoid disappointment, early viewing is strongly recommended.

### Accommodation

Covered porch to entrance steps, double glazed front door and side panel to entrance hall.

### Lounge

14'9" x 13'5" (4.5m x 4.1m)

Wooden fireplace with electric inset, laminate wooden floor.

### Kitchen

16'9" x 8'7" (5.1m x 2.62m)

Stainless steel sink unit with one and a half basins, single drainer and mixer tap, excellent range of high and low level units with laminate work surfaces, tiled splash back, plumbed for

washing machine, cooker space, stainless steel chimney extractor fan, under stairs storage, wood effect flooring, open to ample dining area, double glazed door to outside.

### First Floor

#### Landing

Slingsby ladder to floored roof space, light, power and under eaves storage.

#### Bedroom One

13'9" x 9'9" (4.2m x 2.97m)

Range of built in robes with mirrored sliding doors, views to Stormont.

#### Bedroom Two

9'9" x 9'8" (2.97m x 2.95m)

#### Bedroom Three

10'9" at widest x 6'7" (3.28m at widest x 2m)

Built in store, hot press with lagged copper cylinder and immersion heater with storage above.

#### Shower Room

With modern white suite, fully tiled built in shower cubicle, dual flush close coupled WC, vanity unit with mixer taps, chrome heated towel rail, tongue and groove ceiling with recessed spotlights, fully tiled walls.

#### Outside

Front garden in lawns and shrubs.

Rear garden paved with shrubs, greenhouse, garden shed, outside light and tap, PVC oil tank, boiler house with oil fired boiler.

Driveway to car parking, detached garage with up and over door, light and power.

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#### 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.