



55 Reid Street, Cregagh Road, Belfast, BT6 8PE

Asking Price £145,000

Situated just off the Cregagh Road, this well maintained mid terrace home represents an excellent opportunity for the first time buyer hoping to purchase an easily maintained property in a convenient location that is also within a cul de sac setting. All the amenities of the Cregagh Road are within walking distance and the Ravenhill Road is only a short distance away. The accommodation over the 2 levels comprises 2 good size bedrooms, a bright and spacious lounge opening to the dining area, a modern fitted kitchen and a 1st floor deluxe white bathroom suite with additional shower cubicle. This home also benefits from gas fired central heating and double glazed windows. Outside there is an small low maintenance garden to the front and an enclosed rear yard with outside storage. A superb first time purchase and or investment property, ready to move into!

- Fantastic mid terrace home
- Lounge / open to dining area
- Deluxe white bathroom suite with separate shower cubicle
- Double glazed windows
- Cul de sac street
- Two good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Close to so many amenities
- Well maintained through out / An ideal 1st time purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	76
Northern Ireland			

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Decorative tiled floor.

Lounge / dining 23'3 x 10'2 (7.09m x 3.10m)



Laminate flooring, to the bay window.

Dining area



Cloaks under stairs.

Fitted kitchen 11'1 x 8'6 (3.38m x 2.59m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor canopy, cooker space, fridge / freezer space, plumbed for dishwasher, tiled floor.

1st floor

Landing, built in storage with gas boiler.

Bedroom 11'4 x 10'9 (4.37m x 3.28m)



Bedroom 2 10'3 x 8'3 (3.12m x 2.51m)



Outside



Small low maintenance garden area to the front.

Bathroom 8'1 x 7'8 (2.46m x 2.34m)



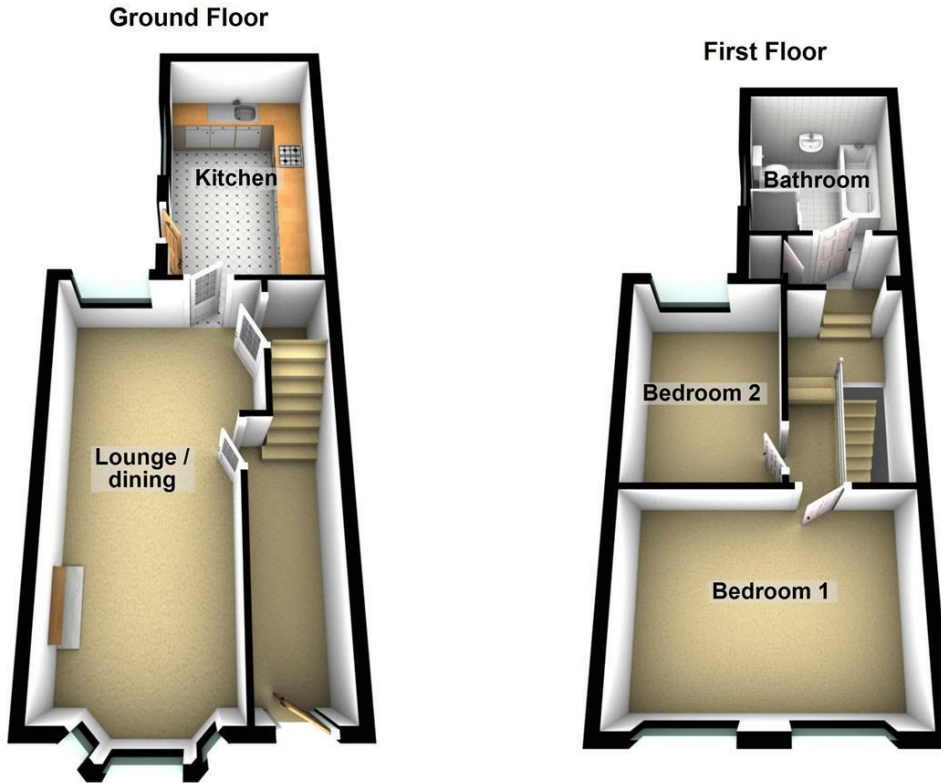
Luxury white suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, extractor fan, corner shower cubicle with Mira escape shower, chrome wall mounted radiator.

Rear yard



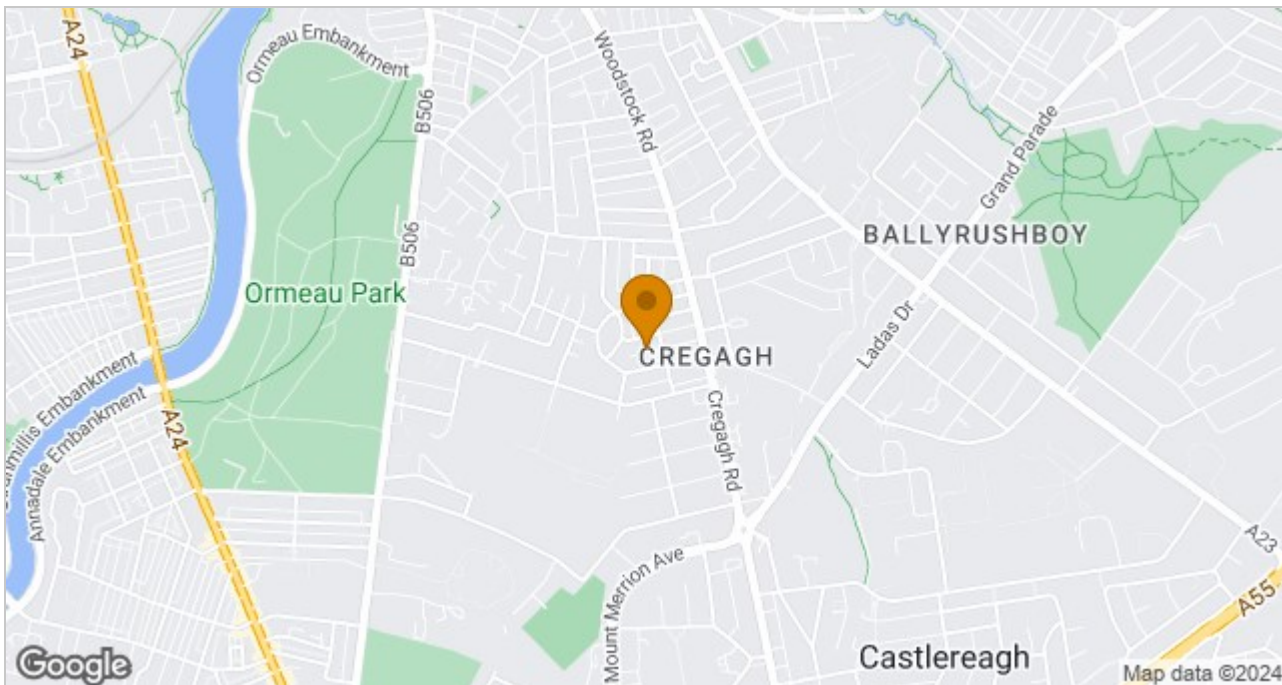
Outside storage with light and power, plumbed for washing machine. Outside tap.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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