



## 70 Breda Road, School Road, Belfast, BT8 7BU

**Asking Price £109,950**

Breda Road is located just off School Road, which is perfectly positioned to take advantage of all the facilities found right on your door step! From a selection of primary and post primary schools, shopping facilities including Forestside and Tesco Newtownbreda, to parks and picturesque open green areas such as Belvoir Park Forest, Cregagh Glen and Shaw's Bridge. Breda Road also benefits from excellent public transport facilities found nearby on the Saintfield road which gives its residents an easy commute to Belfast City Centre and its surrounding areas. The accommodation of this mid terrace home comprises two good size bedrooms, bright and spacious lounge, and a fitted kitchen with dining area and is finished with a 1st floor shower suite and a ground floor w/c. Outside there is off street parking to the front, and a garden to the rear. A home that although requires modernisation would make a perfect investment allowing the buyers to put their own stamp upon the property. Chain free, early interest is anticipated so we would recommend immediate viewing!

- Red Brick Mid-Terrace Home
- Spacious Lounge
- Ground Floor W/C
- Oil Fired Central Heating
- South Facing Garden to the Rear
- Two Good Sized Bedrooms
- Kitchen open to the Dining Area
- First Floor Shower Suite
- Hardwood Single Glazed Windows
- Off Street Parking to the Front

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

EU Directive 2002/91/EC

### Entrance Hall

Hardwood glazed front door opens onto entrance hall with tiled flooring. Access to under stair storage.

### Lounge 13'3" x 12'9" (4.06m x 3.90m)



(at widest points) Spacious lounge with square parquet wooden flooring and tiled fireplace and hearth.

### Fitted Kitchen / Dining Area 16'7" x 7'2" (5.06m x 2.19m)



(at widest points) Selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer. Part tiled walls and tiled flooring. Plumbed for washing machine.

### Rear Hall / W.C 5'1" x 3'1" (1.57m x 0.96m)



Low flush w.c and wash hand basin. Vinyl flooring. Glazed upvc door opens onto enclosed rear garden.

### First Floor



Access to hot press and loft space.

### Bedroom 1 12'0" x 12'0" (3.68m x 3.67m )



(at widest points) Spacious double bedroom with original hardwood timber flooring.

**Bedroom 2 12'9" x 8'0" (3.89m x 2.46m)**



Double bedroom with original hardwood timber flooring

**Shower Room 8'11" x 6'2" (2.73m x 1.90m)**



Fitted shower suite comprising of w.c, wash hand basin and half height, walk-in shower enclosure. Part tiled walls and anti-slip vinyl flooring.

**Property Front**

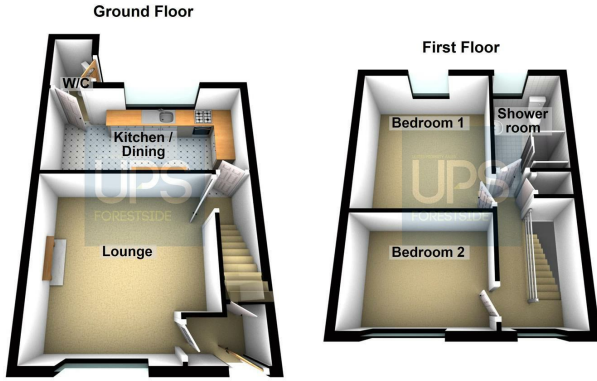
Off street parking to the front

**Enclosed Rear Garden**



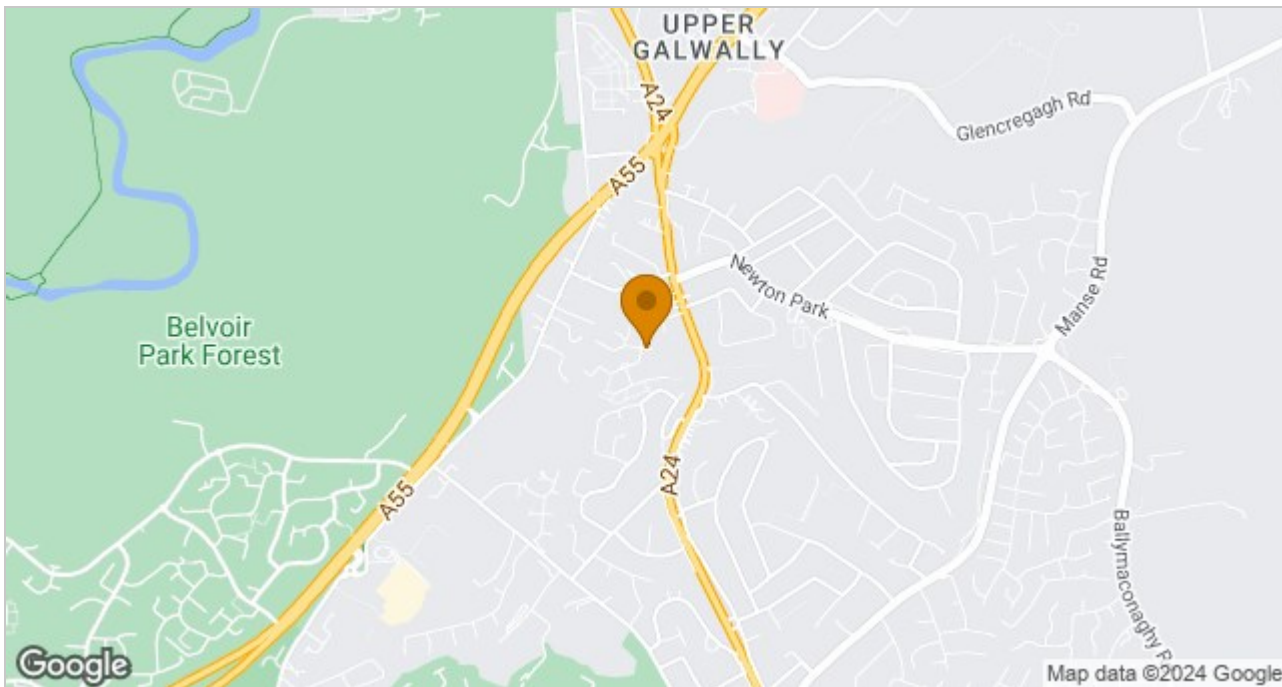
South facing rear garden bordered by timber fencing and mature hedging to the rear. Red brick outhouse, housing oil boiler.

# 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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