



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>	58	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Norbloom Gardens,  
Belfast,  
County Antrim, BT5

**Guide Price: £165,000**

 Reeds Rains

reedsrains.co.uk



## 5 Norbloom Gardens, Belfast, County Antrim, BT5

**Guide Price: £165,000**

EPC Rating: D

Enjoying a delightful cul-de-sac position just off Grand Parade in East Belfast is this fantastic Semi-Detached home.

The property itself offers very generous accommodation throughout with an excellent private rear garden, a perfect enclosed space for outdoor entertaining / children to play.

In addition, this very convenient location falls within close proximity to local shops, parks, various walk / cycle paths, public transport links and the highly regarded Ballyhackamore Village.

For those whom commute on a daily basis Belfast City Centre is also easily accessible.

Although in need of general modernisation / upgrading throughout we feel this property has been price accordingly to allow for the necessary improvements. With this in mind, early consideration to view is advised.

### uPVC Front Door With Glazed Inset To...

#### Entrance Hall

Under stairs storage.

#### Lounge

13'5" / 11'5" (4.1m / 3.48m)

Original tiled fireplace with electric fire inset.

#### Modern Fitted Kitchen

11'9" / 11'2" (3.58m / 3.4m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Space for cooker. Plumbed for washing machine. Space for fridge. Space for freezer. Partly tiled walls. uPVC door to enclosed rear garden.

#### Dining Room

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

At widest points.

#### First Floor

##### Bedroom One

13'6" / 13'5" (4.11m / 4.1m)

At widest points.

##### Bedroom Two

13'6" / 10'2" (4.11m / 3.1m)

At widest points.

##### Bedroom Three

9'7" / 8'2" (2.92m / 2.5m)

Built in storage with gas fired boiler.

#### Bathroom Suite

Comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Partly tiled walls. Separate low flush w/c. Partly tiled walls.

#### Outside

Well tended garden area to front in lawn and shrubbery. Side access. Enclosed private garden to rear bordered by fencing and patio. Outside tap / light. Outside storage.

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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.