

# For Sale

Asking Price: £250,000

SimonBrien



187 North Road,  
Belfast, BT4 3DJ

[simonbrien.com](http://simonbrien.com)



## Special Features & Services

- Stunning Semi-Detached Residence In Need of Complete Renovation
- Cash Buyers Only
- Five Bedrooms
- Living Room, Sitting Room and Dining Room
- Kitchen and utility room off
- Bathroom and Separate WC
- Detached Garage
- Oil Fired Central Heating (boiler not working)
- Enclosed Garden To Rear
- Within Easy Reach Of All Of East Belfast's Leading Primary & Post Primary Schools
- Convenient To Ballyhackamore, Belmont, Stormont Grounds & The Comber Greenway
- Within Comfortable Commuting Distance Of Belfast City Centre, Titanic Quarter & Belfast City Airport
- Viewing by Private Appointment

## Summary

This is a superb opportunity for developers or individuals willing to refurbish a house in an established area in the heart of East Belfast.

Within walking distance of the vibrant Ballyhackamore and Belmont Villages, excellent primary and post primary schools are all within reach. For those who commute, the rapid transport system offers easy travel to Belfast City Centre, Belfast City Airport, and Titanic Quarter, are also situated close by.

The accommodation which extends to over 2 floors, with a spacious attic and the asking price reflects the large volume of renovation work required. Once complete the finished product will make this a most sought after home.

The living space comprises of an entrance porch, entrance hall, living room, sitting room, dining room, kitchen, utility room, pantry, bathroom, separate wc and five bedrooms.

Outside is a detached garage and enclosed gardens to the rear.

The house is very much in its original state and some of the architectural features still exist. The property is not suitable for mortgage and we invite cash buyers only with proof of funds.

## Accommodation

### GROUND FLOOR

Entrance door to:  
**ENCLOSED PORCH:**  
Corniced ceiling.

### ENTRANCE HALL:

**LIVING ROOM:**  
**16' 5" x 13' 0" (5m x 3.96m)**  
Tiled fireplace, cornice ceiling.

**FAMILY ROOM:**  
**17' 3" x 12' 8" (5.26m x 3.86m)**  
Tiled fireplace, cornice ceiling

**PANTRY:**  
**6' 1" x 5' 3" (1.85m x 1.6m)**

**CLOAKROOM:**  
**6' 1" x 6' 0" (1.85m x 1.83m)**

**DINING ROOM:**  
**12' 5" x 11' 0" (3.78m x 3.35m)**  
Fireplace.

**KITCHEN:**  
**14' 1" x 8' 4" (4.29m x 2.54m)**

**UTILITY ROOM:**  
**9' 8" x 4' 9" (2.95m x 1.45m)**

### FIRST FLOOR

#### LANDING:

**BEDROOM (1):**  
**13' 8" x 8' 8" (4.17m x 2.64m)**

**BATHROOM:**  
Bath and wash hand basin. Separate low flush WC.

**BEDROOM (2):**  
**12' 5" x 11' 9" (3.78m x 3.58m)**  
Wash hand basin, cast iron fireplace.

**BEDROOM (3):**  
**13' 0" x 11' 5" (3.96m x 3.48m)**  
Cast iron fireplace with tiled inset.

**BEDROOM (4):**  
**11' 9" x 12' 0" (3.58m x 3.66m)**

**BEDROOM (5):**  
**12' 1" x 11' 5" (3.68m x 3.48m)**

**ATTIC ROOM**  
**1: 12' 4" x 11' 6" (3.76m x 3.51m)**

**ATTIC ROOM**  
**2: 11' 10" x 10' 8" (3.61m x 3.25m)**

**ATTIC ROOM 3:**  
**15' 1" x 9' 3" (4.6m x 2.82m)**

## Outside

**GARDEN STORE:**  
**7' 9" x 5' 0" (2.36m x 1.52m)**



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## VALUER

**Samuel Dickey**

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## MORTGAGE ADVICE

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mortgages talk to

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**SimonBrien**



**simonbrien.com**

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