


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

22 Ravenswood Crescent,
Belfast,
County Antrim, BT5

Guide Price: £135,000

 Reeds Rains

reedsrains.co.uk

22 Ravenswood Crescent, Belfast, County Antrim, BT5

Guide Price: £135,000

EPC Rating: C

Enjoying a delightful aspect within this very popular residential location is this superb mid terrace home.

Local shops, parks, and regular public transport links are all on your door step whilst Forestside Shopping Centre and Retail Park and the many shopping facilities and attractions within Ballyhackamore Village are also close by.

For those who commute daily to Belfast City Centre and the surrounding towns, these are easily accessible via the main arterial routes and outer ring.

Internally consists of bright, well-proportioned and tastefully decorated accommodation throughout, perfect for those seeking their first home.

Property sales within this particular location have a proven track record, with this in mind early consideration to view is strongly encouraged.

Steps to...

Covered Entrance Porch

Outside light. uPVC front door with glazed inset to...

Entrance Hall

Ceramic tiled flooring.

Lounge

14'10" / 13'9" (4.52m / 4.2m)

At widest points. Ceramic tiled flooring.

Modern Fitted Kitchen Open Plan To Casual Dining Area

17'2" / 9'3" (5.23m / 2.82m)

At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of

high and low level units with wood effect work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Vented for tumble dryer. Plumbed for dishwasher. Space for fridge / freezer. Built in storage cupboard with Worcester gas fired boiler. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12 / 10'8" (12 / 3.25m)

Built in mirrored sliding wardrobe.

Bedroom Two

10'2" / 8'5" (3.1m / 2.57m)

Built in mirrored sliding wardrobe.

Bedroom Three

9 / 8'3" (9 / 2.51m)

At widest points.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Triton electric shower unit. Shower screen. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Recessed spotlighting.

Landing

Built in storage cupboard with shelving. Access to roof space via slingsby ladder. Partially floored with light and power. Velux window.

Outside

Garden area to front. Outside storage. Enclosed tiered garden to rear bordered by fencing in lawn, loose stones, lazy lawn and paved patio area. Outside tap / light.

Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk