



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 74 |
| (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 | |

81 South Sperrin,
Belfast,
County Antrim, BT5

Offers Over: £225,000

 Reeds Rains

reedsrains.co.uk

81 South Sperrin, Belfast, County Antrim, BT5

Offers Over: £225,000

EPC Rating: C

This attractive and extended red brick Semi-Detached home has recently been refurbished throughout, the end result is a bright and beautiful home perfect for a wide range of prospective buyers in today's market.

Of particular note is the stunning fitted kitchen open plan to dining with uPVC sliding doors overlooking the private, landscaped garden to rear - a fantastic space to entertain.

Conveniently positioned just off the Kings Road, this superb address falls within close proximity to a wealth of local shops, parks, regular public transport links and Comber Greenway to name a few.

Belfast City Centre and the surrounding towns are easily accessible whilst Ballyhackamore & Dundonald villages are also close to hand.

Boasting many selling points throughout, early consideration to view comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset and side panel to...

Entrance Hall

Oak engineered parquet wooden flooring. Under stairs storage with gas fire boiler.

Lounge

17 / 10'9" (17 / 3.28m)

Hole in wall fire place with brick surround and slate hearth. Oak engineered parquet wooden flooring.

Stunning Fitted Kitchen Open Plan To Casual Dining Area

17'6" / 11'2" (5.33m / 3.4m)

One bowl sink unit with chrome dual mixer tap.

Excellent range of high and low level soft closing units with formica work surfaces and upstand. Integrated four ring electric hob and built in oven with built in extractor hood. Plumbed for dishwasher. Space for fridge / freezer. Plumbed for washing machine. Island unit with breakfast bar. Ample dining area. Velux window. Laminated wooden flooring. uPVC sliding door to and uPVC door to rear garden.

First Floor

Bedroom One

10'9" / 9'9" (3.28m / 2.97m)

Bedroom Two

10'9" / 9'9" (3.28m / 2.97m)

Bedroom Three

7'7" / 7'4" (2.3m / 2.24m)

Built in wardrobe.

Contemporary White Bathroom Suite

Comprising panelled bath with dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Semi pedestal wash hand basin with dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

Landing

Access to roof space.

Outside

Well tended garden to front in lawn and shrubbery. Ample driveway car parking to front for several cars. Side access. Enclosed landscaped garden to rear bordered by fencing in lawn, paved patio area, loose stones and bark. Outside tap / light.

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