



NICHOLAS  
RESIDENTIAL



## 2 Strathearn Lane Belfast BT4 2BT Offers over £425,000

Welcome to 2 Strathearn Lane!

Nestled in the charming Strathearn Lane off the Circular Road, this stunning townhouse offers a rare opportunity to reside in a popular residential area of East Belfast. Built in 2006 & spanning over 2000 sq ft, this property boasts flexible living across three floors, providing ample space for comfortable living.

As you step inside, you'll be greeted by a beautifully refurbished interior, where every room has been meticulously upgraded to an impeccable standard. Whether you're looking for a cozy night in or entertaining guests, this townhouse caters to all your needs.

With its prime location, spacious layout, and high-quality finishes, this property is truly a gem that won't hang around for long!

The property is freehold, CSM Management company for communal areas £18 per month, rates £2,547.44 per year.

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Exquisite chain free four bedroom townhouse located off the Circular Road in East Belfast
- Welcoming entrance hall with downstairs WC
- Ground floor reception room with feature gas fire
- Superb bespoke fitted kitchen with built in appliances, centre island, space for dining and separate utility room
- Four generous double bedrooms - Two featuring luxury en-suite shower rooms
- Modern family three piece bathroom suite on first floor
- Gas fired central heating & uPVC double glazing
- Catchment area to market leading schools, Belmont Park & CIYMS sports facility
- Off street parking to front of house for two cars, enclosed patio area to the rear
- Beautifully decoarted and presented throughout




## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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