


2 Willowholme Street, Belfast, BT6

**Asking Price: £100,000**

 **Reeds Rains**

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Asking Price: £100,000

EPC Rating: E

A Two Bedroom End-Terrace Home Located Just Off The Cregagh Road In East Belfast.

### DESCRIPTION

A spacious end terrace home conveniently located off the bustling Cregagh Road in East Belfast. Metro bus services can be found on the doorstep, along with the many cafe's and shops along the road.

On the ground floor, the home comprises a generous living & dining room and a kitchen with a good range of units. The first floor offers two double bedrooms and a bathroom with white suite. There is also a floored roof space. Externally, there is small gated garden to the front, and an enclosed yard to the rear. The home further benefits from PVC double glazing & gas fired central heating.

This home is in need of refurbishment, but offers excellent potential. The property will ideally be suited to an investor, or first time buyer.

Please note any fixtures, fittings or services have not been tested.

### GROUND FLOOR

#### Living/Dining Room

23'1" x 12'8" (7.04m x 3.86m)

A spacious living and dining room with bay window, laminate flooring and under-stair storage cupboard.

#### Kitchen

13'3" x 7'3" (4.04m x 2.2m)

The kitchen has a good range of high and low level units, a single drainer with mixer tap, and integrated electric oven and hob. The kitchen has a tiled floor and part tiled walls.

### FIRST FLOOR

#### Bedroom One

11'5" x 9'9" (3.48m x 2.97m)

A double room with carpet and an outlook to the rear.

#### Bedroom Two

10'2" x 8'8" (3.1m x 2.64m)

A double room with carpet and outlook to the front.

#### Bathroom

8'7" x 7'5" (2.62m x 2.26m)

The bathroom has a P-shaped bath with overhead shower unit, a low flush wc, and a basin with mixer tap. The kitchen has a tiled floor and part tiled walls.

### SECOND FLOOR

#### Roof Space

16'3" x 8'8" (4.95m x 2.64m)

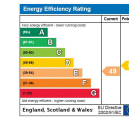
The roof space has been floored and has a Velux window.

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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.