



12 Hillsborough Drive, Cregagh Road, Belfast, BT6 9DS

Asking Price £135,000

Positioned just off the Cregagh Road, this red brick mid terrace home is in a highly sought after location that is within walking distance to all the local amenities found on the Cregagh and Castlereagh Roads. With excellent public transport facilities found nearby, the city centre is also only a short bus journey away. The property comprises 2 good size bedrooms, a bright and spacious lounge opening to dining area, fitted kitchen and a white bathroom suite on the 1st floor. This home also benefits from oil fired central heating and double glazed windows. This home offers buyers a superb opportunity to purchase a chain free property in a highly sought after location. With demand continuing to outweigh supply in the market, we don't think this one will sit around for long so we recommend that you arrange your viewing at your earliest convenience!

- Red brick mid terrace home
- Lounge open to the dining area
- 1st floor bathroom suite
- Double glazed windows
- Chain free onward sale
- Two good size bedrooms
- Fitted kitchen
- Oil heating
- Enclosed rear yard
- Ideal investment in a sought after location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	54
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises
Hardwood front door leading to the entrance hall.

Entrance hall
Tiled floor.

Lounge / dining 22'9 x 10'5 (6.93m x 3.18m)



Into the bay. Open to the dining area.

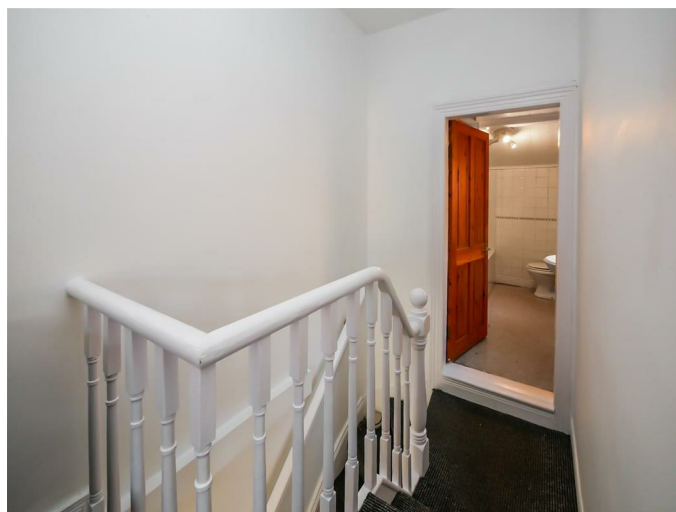
Dining



Kitchen 13'9 x 6'3 (4.19m x 1.91m)



1st floor



Landing, access to the roof space.

Bedroom 1 13'6 x 10'1 (4.11m x 3.07m)



Timber flooring.

Bedroom 2 10'1 x 8'4 (3.07m x 2.54m)



Front garden

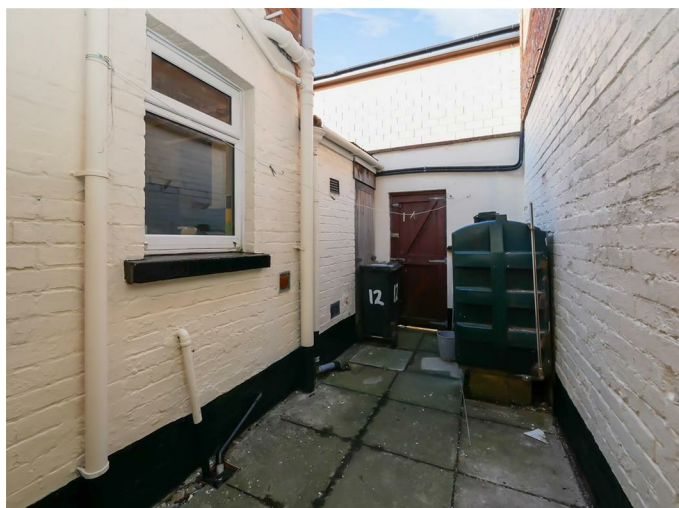
Small garden area to the front.

Bathroom 9'5 x 6'1 (2.87m x 1.85m)



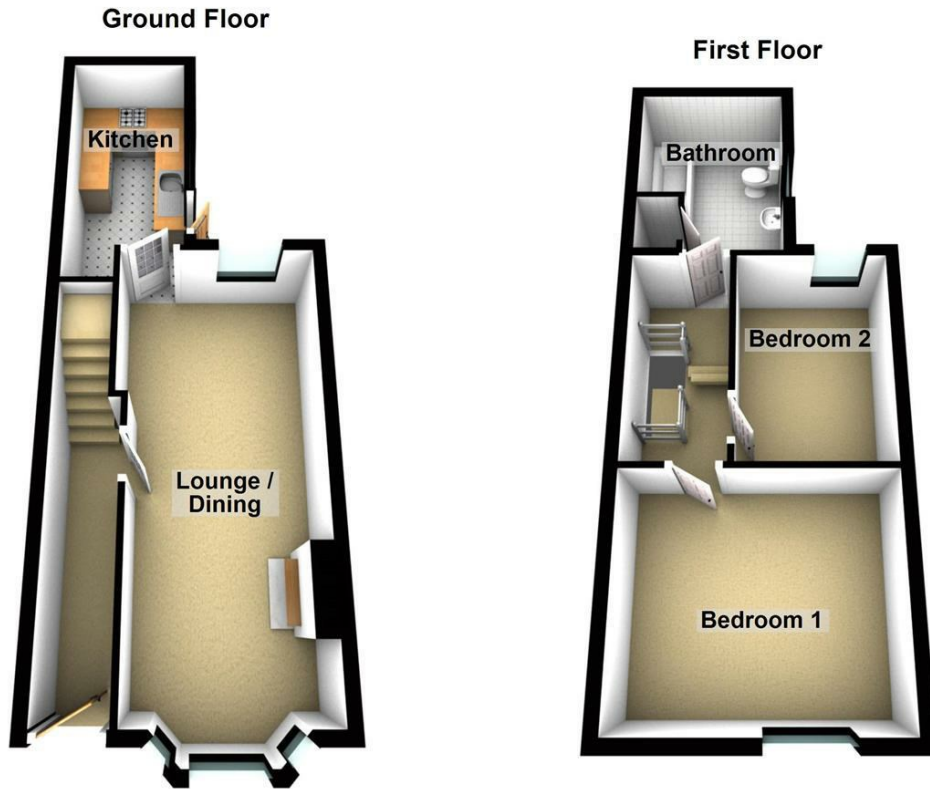
White suite comprising panelled bath, mixer taps, Mira Go shower, low flush w/c, pedestal wash hand basin, part tiled walls, wood panelled ceiling.

Outside



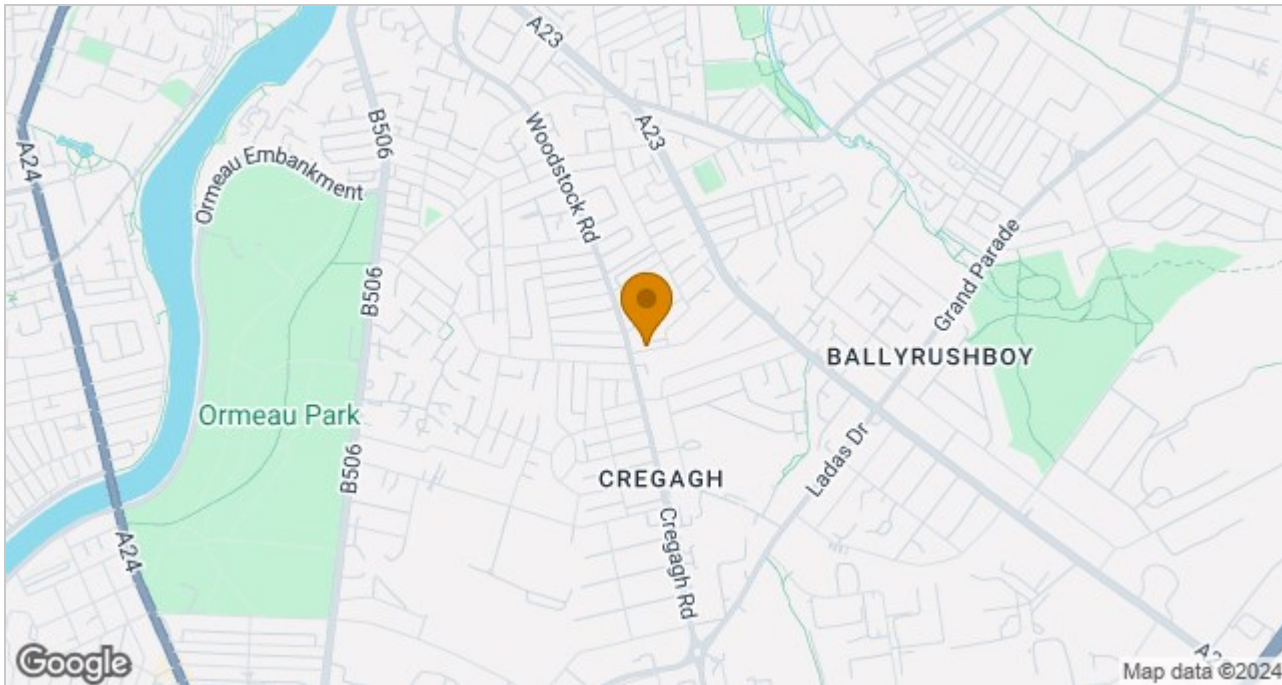
Enclosed rear yard, pvc oil tank, storage area housing oil fired boiler.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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