



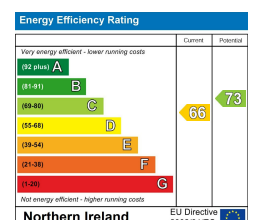
## 76 The Straight, Cregagh Road, Belfast, BT6 0EQ

**Asking Price £135,000**

76 The Straight is part of the Cregagh estate but is conveniently located just off the Rosetta Road making it easily accessible to all the schools, shops and transport facilities in the local area.

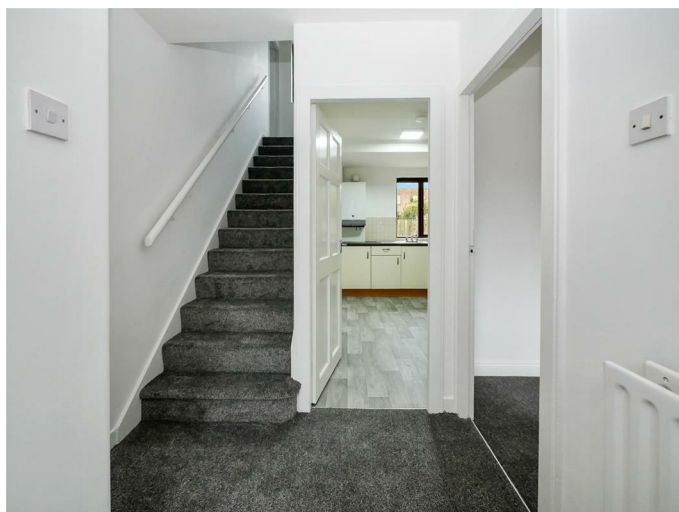
This property boasts three good sized bedrooms, a bright and spacious 'L' shaped lounge and dining area, a fitted kitchen, rear hallway with storage and a bathroom suite with separate toilet on the first floor. In addition to this, the property also benefits from Gas central heating, and double glazed windows. The property also has the advantage of a garden area to the front as well as a good size enclosed garden to the rear. A chain free onward sale that has recently been re-decorated and had new carpets laid, this property is sure to attract a lot of attention and will not sit on the market for long so make sure to arrange your viewing soon!

- Mid terrace home
- Lounge open to the dining area
- White bathroom suite with a separate w/c
- Hardwood double glazed windows
- Recently re-decorated and new carpets laid.
- Three good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Good size gardens to the rear
- Chain free onward sale



**The accommodation comprises**  
Hardwood and glass panelled front door leading to the entrance hall

### Entrance hall



**Lounge / dining 19'8 x 12'8 at widest points**  
(5.99m x 3.86m at widest points)



### Dining area



**Kitchen 11'5 x 7'7 (3.48m x 2.31m)**



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, gas boiler.

### Rear hallway

Storage under the stairs, access to the front and also to the rear.

### 1st floor

**Bedroom 1 13'1 x 9'8 (3.99m x 2.95m)**





**Bedroom 2 10'2 x 8'9 (3.10m x 2.67m)**



Built in robe.

**Bedroom 3 9'9 x 8'4 (2.97m x 2.54m)**



**Bathroom 6'9 x 4'8 (2.06m x 1.42m)**



White suite comprising panelled bath, Triton Seville shower, pedestal wash hand basin, fully tiled walls, tiled floor.

**Separate w/c 5'9 x 2'8 (1.75m x 0.81m)**



Comprising a low flush w/c, fully tiled walls, wood panelled ceiling.

**Outside**

**Front gardens**

Gardens to the front laid in lawn.

**Rear gardens**



Enclosed, low maintenance gardens to the rear with lower and upper flagged patio areas. Outside tap.

### Additional garden image

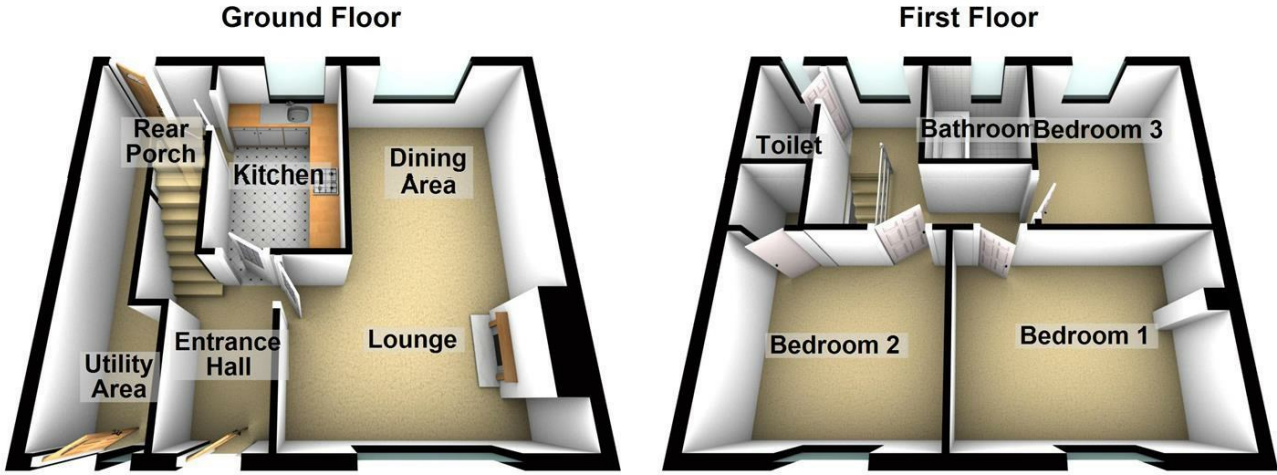


### Rear elevation



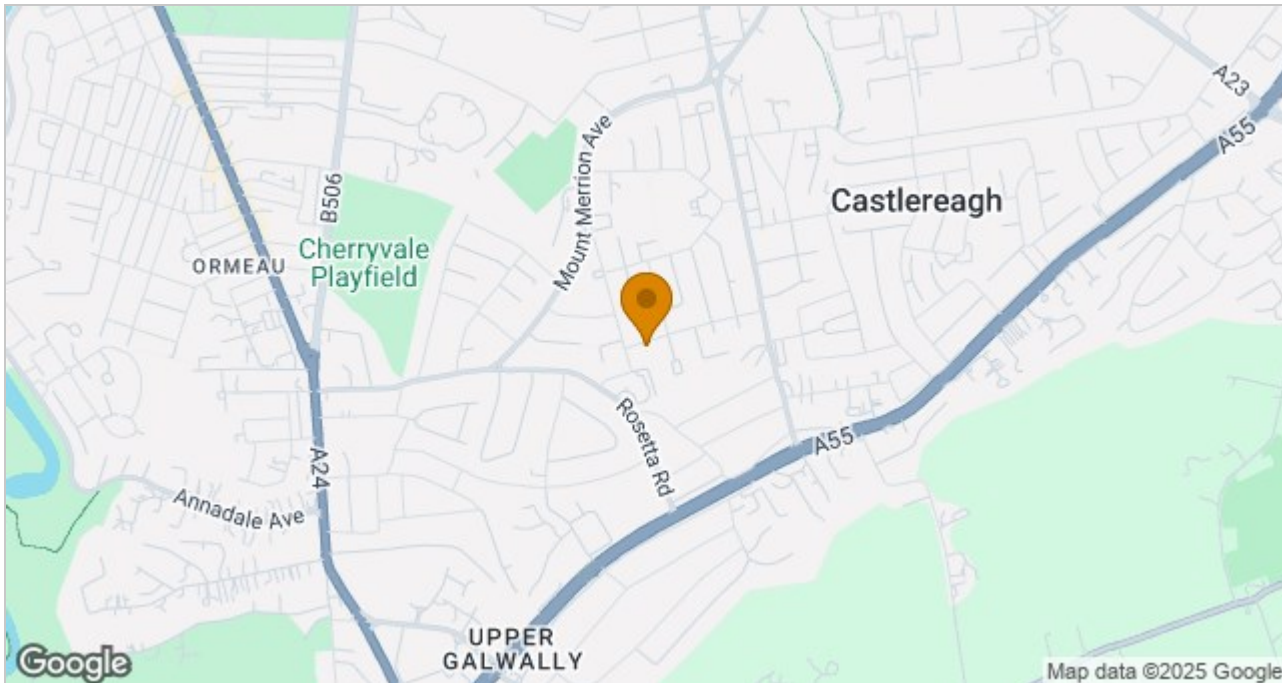


## Floor Plan



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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