



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

Asking Price £140,000

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.

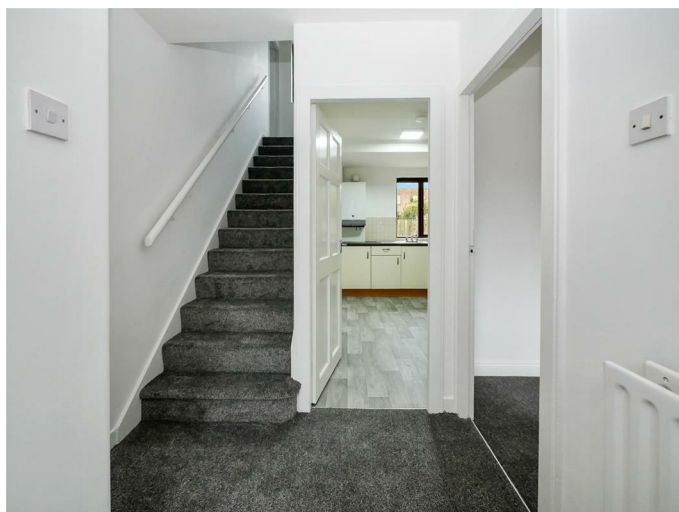
This property boasts three good sized bedrooms, a bright and spacious 'L' shaped lounge and dining area, a fitted kitchen, rear hallway with storage and a bathroom suite with separate toilet on the first floor. In addition to this, the property also benefits from Gas central heating, and double glazed 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

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		66	73
		EU Directive 2002/91/EC	

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.

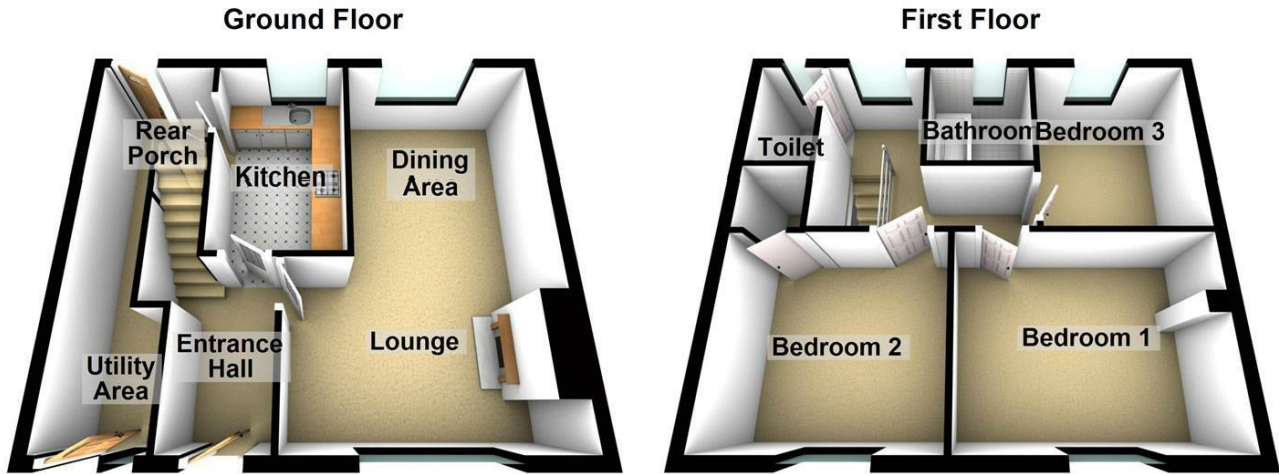
Additional garden image



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



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