



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

155 Parkgate Avenue,
Belfast,
County Antrim, BT4

Asking Price: £139,950

Reeds Rains

reedsrains.co.uk

155 Parkgate Avenue, Belfast, County Antrim, BT4

Asking Price: £139,950

EPC Rating: E

We are delighted to present to the open market this attractive mid terrace property.

Internally the property benefits from bright accommodation comprising three bedrooms, lounge, fitted kitchen with breakfast area and shower room with modern white suite. Further benefits include enclosed garden to rear, oil fired central heating and double glazed windows and doors.

The property enjoys excellent convenience to a wide range of amenities to include Belmont Village and its many shops and restaurants, public transport links for city commuting via both road and rail are also close at hand.

This property we have no doubt will create an interest when presented to the open market. Ideally suitable for a first time buyer or investor alike, early consideration to view is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor, cornice work, under stairs storage.

Lounge

14'7" (4.45) x 9'5" (2.87) Into Bay
Fireplace with electric fire inset, laminate wooden floor, cornice work, recessed spotlights, square bay.

Fitted Kitchen

14'3" (4.34) x 8'7" (2.62) At Widest Points
Stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, laminate wooden floor, stainless steel built in oven and four ring ceramic hob, stainless steel

chimney extractor fan, breakfast area, door to utility area.

First Floor

Landing

Access to roof space.

Bedroom One

10'1" x 8'7" (3.07m x 2.62m)
Cast iron fireplace, laminate wooden floor.

Bedroom Two

9'6" x 9'5" (2.9m x 2.87m)
Cast iron fireplace, laminate wooden floor.

Bedroom Three

6'8" x 6'4" (2.03m x 1.93m)
Laminate wooden floor.

Shower Room

Built in shower cubicle, Mira electric shower, vanity unit with mixer taps, PVC wall covering, dual flush close coupled WC, PVC ceiling, tiled effect floor.

Covered Utility Area

Covered utility area, boiler house with oil fired boiler, plumbed for washing machine, outside light, tap, and power point, double glazed door to outside.

Outside

Paved garden to front with loose stones.
Well tended garden to rear, lawns, loose stone walkway, loose stone patio area, PVC oil tank boundary fencing.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.