



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

89 Connsbrook Avenue,
Belfast,
County Antrim,
BT4

Asking Price: £135,000

 Reeds Rains

reedsrains.co.uk

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Asking Price: £135,000

EPC Rating: E

A fantastic three storey townhouse situated within a very prominent position in Sydenham, East Belfast.

Offering well-proportioned accommodation over three floors, this fine home is perfect for those seeking their first step onto the property ladder.

Local shops, regular public transport links, Victoria Park, cycle / walking paths are all close to hand whilst Belfast City Centre is easily accessible for the city commuter.

Furthermore both Belmont & Ballyhackamore Villages benefitting from the vast array of amenities and attractions are close close by.

Boasting many selling points throughout, early inspection comes strongly recommended.

Solid Wooden Front Door To...

Entrance Hall

Laminated wooden flooring.

Lounge

12'3" x 9'4" (3.73m x 2.84m)

Into bay window. Original cast iron fireplace.

Laminated wooden flooring.

Dining Room

10'2" x 9'8" (3.1m x 2.95m)

Under stairs storage with plumbing for washing machine. Ample dining area.

Laminated wooden flooring.

Fitted Kitchen

6'8" / 5'7" (2.03m / 1.7m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring electric hob and

built in oven with chimney extractor hood. Spacer for fridge / freezer. Gas fired boiler. Partly tiled walls. Laminated wooden flooring. uPVC door to enclosed rear yard.

First Floor

Bedroom One

13'4" x 10'1" (4.06m x 3.07m)

Modern White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with overhead drencher. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Built in storage cupboard.

Second Floor

Bedroom Two

13'4" x 10'1" (4.06m x 3.07m)

Bedroom Three

10 x 8'6" (10 x 2.6m)

Velux window. Access to roof space.

Outside

Forecourt to front. Enclosed yard to rear with outside storage.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all

customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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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.