



60 Dromore Street, Cregagh Road, Belfast, BT6 8PF

Asking Price £154,950

Situated just off the Cregagh Road, this well maintained mid terrace home represents an excellent opportunity for the first time buyer hoping to purchase an easily maintained property in a convenient location that is located just off Ardenlee Avenue. All the amenities of the Cregagh Road are within walking distance and the Ravenhill Road is only a short distance away. The accommodation over the 2 levels comprise 2 good size bedrooms, a bright and spacious lounge opening to the dining area, a modern fitted kitchen and a 1st floor deluxe white bathroom suite. This home also benefits from gas fired central heating and double glazed windows. Outside there is an small low maintenance garden to the front and an enclosed rear yard. A superb first time purchase and or investment property, ready to move into!

- Superb mid terrace
- Maintained to the highest standards throughout
- New Damp proof course October 2023
- 2 good size bedrooms
- Lounge open to the dining area
- Modern fitted kitchen
- White bathroom suite
- Gas heating
- Double glazed windows
- Such a convenient location

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

The accommodation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall



Tiled floor.

Lounge / dining 23'3 x 8'8 (7.09m x 2.64m)



Laminate flooring, cloaks under stairs.

Dining area



Laminate flooring, under stairs cloaks

Kitchen 15'5 x 6'7 (4.70m x 2.01m)



Full range of high and low level units, single drainer sink with mixer taps, formica works surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge freezer space, tiled floor.

1st floor

Landing, roof space access, storage with gas boiler.

Bedroom 1 12'5 x 9'1 (3.78m x 2.77m)



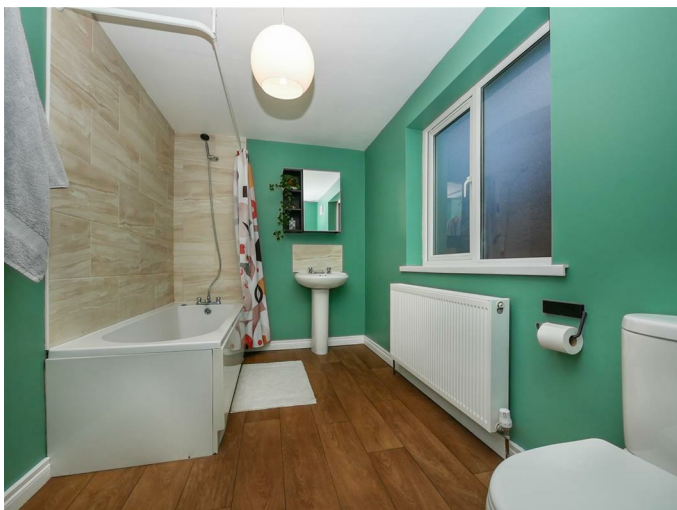
Laminate flooring.

Bedroom 2 11'1 x 7'4 (3.38m x 2.24m)



Laminate flooring.

Bathroom 11'1 x 6'8 (3.38m x 2.03m)



White suite comprising panelled bath with mixer taps, telephone hand shower, low flush w.c, pedestal wash hand basin, extractor fan.

Outside

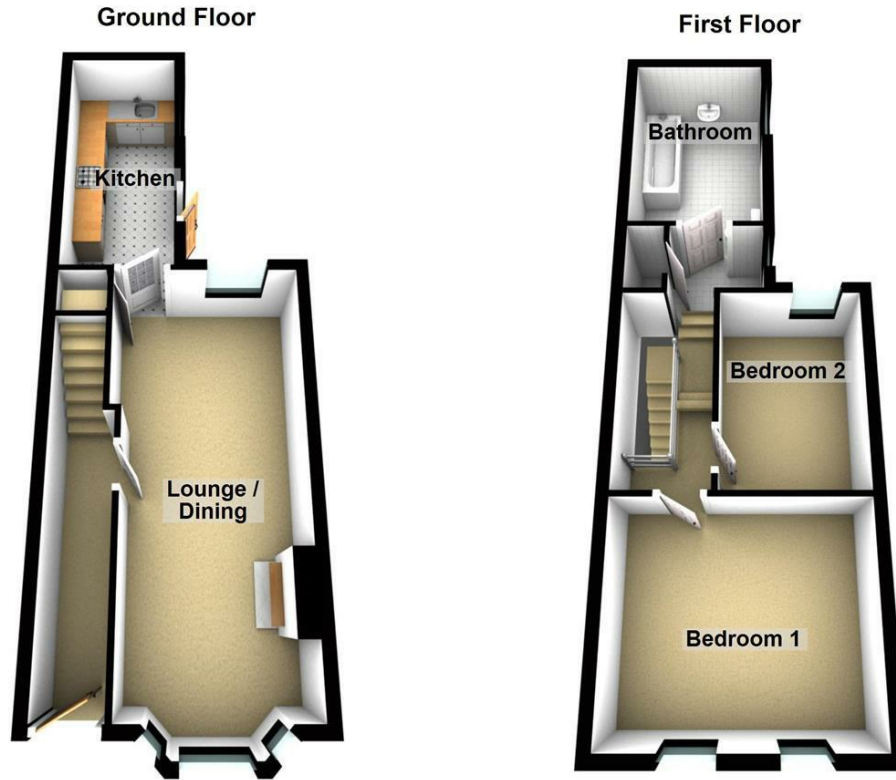


Paved area to the front.

Rear yard

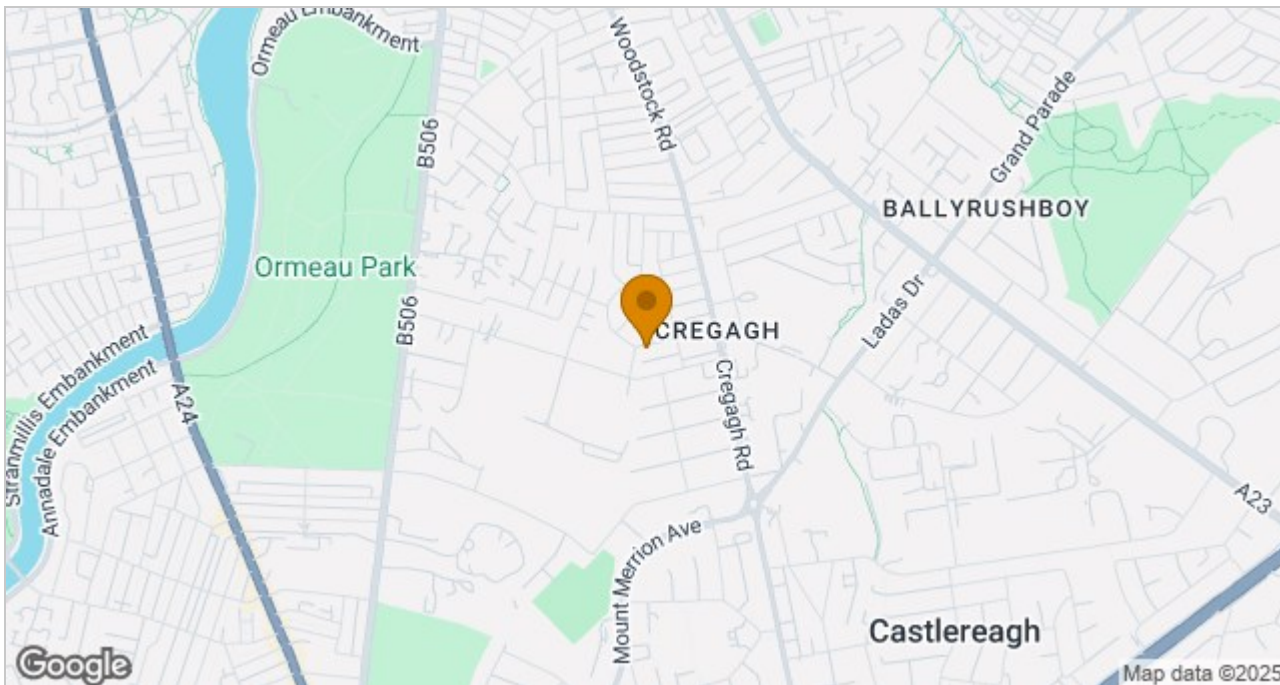
Enclosed rear yard, outside light.

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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