



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

51 Parker Street,  
Belfast,  
County Antrim,  
BT5

**Asking Price: £99,950**

 **Reeds Rains**

reedsrains.co.uk

51 Parker Street, Belfast, County Antrim, BT5

**Asking Price: £99,950**

EPC Rating: D

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

Internally the property offers bright accommodation comprising two bedrooms, lounge, modern kitchen and bathroom with modern white suite. Additional benefits include gas central heating, double glazed windows and doors and enclosed yard to rear.

The property is ideally positioned just off the Newtownards Road Street and offers excellent convenience to a wide range of day to day amenities with public transport links for city commuting and George Best City Airport also easily accessible. We have no doubt that this property will create an early interest on today's market.

Ideally suitable for first time buyer or investor alike. Early viewing is recommended.

#### **Accommodation**

uPVC double glazed front door to entrance porch, laminate wooden floor.

#### **Lounge**

11'6" x 10'6" (3.5m x 3.2m)

Laminate wooden floor, hole in wall fireplace.

#### **Modern Kitchen**

11'6" x 7' (3.5m x 2.13m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate works surfaces and upstand, plumbed for washing machine, built in oven and four ring ceramic hob, extractor fan, cooker space, uPVC double glazed back door.

#### **Bathroom With Modern White Suite**

Panelled bath with mixer taps and telephone hand shower, PVC splash back, dual flush close coupled WC, pedestal wash hand basin with mixer taps

#### **First Floor**

##### **Bedroom One**

11'6" x 10'6" (3.5m x 3.2m)

Laminate wooden floor.

##### **Bedroom Two**

8'4" x 6'5" (2.54m x 1.96m)

Laminate wooden floor.

#### **Outside**

Enclosed yard to rear.

#### **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> contents

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.

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 Carmoney 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

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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.