


1 Catherine Street North, Belfast,  
County Antrim, BT2

**Asking Price: £179,950**

 **Reeds Rains**

reedsrains.co.uk



Catherine Street North, Belfast, County Antrim, BT2

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EPC Rating: D

Excellent End Terrace Home On The Doorstep Of Belfast's City Centre, Chain Free Sale, Bright Living Room With Bay Window, Spacious Kitchen With Integrated Appliances & Breakfast Bar, Three Well Appointed Bedrooms, Good Sized Bathroom With Three Piece White Suite, Garden To The Front & Driveway & Yard To The Rear, Gas Fired Central Heating & PVC Double Glazing

### DESCRIPTION

We are delighted to offer for sale this excellent end terrace property, a short stroll away from the bustling Belfast City Centre. Being so close, this home will be the ideal home for anyone working in the city, a base for anyone travelling back and forth to Belfast, or the Buy to Let investor.

The property offers spacious accommodation throughout, comprising a bright living room with bay fronted window, a large kitchen with integrated appliances and ample dining space, three well appointed bedrooms, and a bathroom with white suite. There is a garden to the front and there is also a convenient driveway to the rear which is very hard to come by in the surrounding area. The property further benefits from PVC Double glazing & a gas fired central heating system.

### GROUND FLOOR

#### Entrance Hall

The entrance hall has a PVC door and laminate flooring.

#### Living Room

The spacious living room offers a bright bay window, electric fire, laminate flooring and ceiling cornicing.

#### Kitchen

A modern and very spacious kitchen with integrated appliances with fridge/freezer, electric hob, oven and extractor hood. There is also a basin with a 1.5 drainer and swan neck

mixer tap. The kitchen has been plumbed for a washing machine, and has been well finished with a tiled floor, wall panelling and ceiling spots.

### FIRST FLOOR

#### Bedroom One

A spacious double room with built in robes and an outlook to the front of the property.

#### Bedroom Two

A double bedroom with built in sliderobes, laminate flooring and an outlook to the rear of the property.

#### Bedroom Three

A generous third bedroom with laminate flooring and an outlook to the front of the property.

#### Bathroom

The bathroom has a white suite to include a bath with overhead shower unit, low flush wc, and basin with mixer tap. The bathroom has a tiled floor and tiled walls.

### OUTSIDE

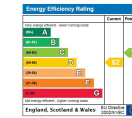
To the front there is a paved garden with pebble stones, and to the rear is a gated driveway/paved yard.

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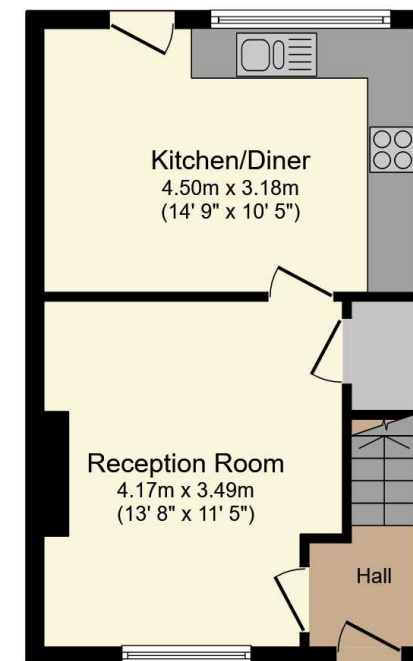
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

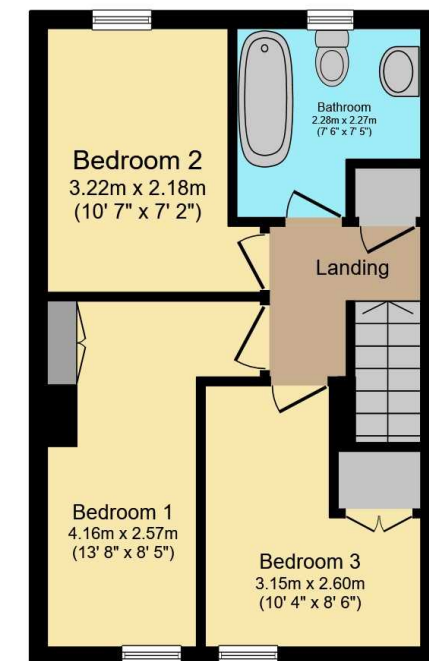
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 67.1 m<sup>2</sup> (722 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)