



Site 3 Esther Street, Belfast, BT15 3ES

Offers Over £199,950

EPC Rating

GROUND FLOOR			
Entrance Hall			
Lounge	ft. 14'6" x 11'3"	m. 4.45 x 3.43	
Kitchen   Dining	ft. 11'6" x 10'11"	m. 3.50 x 3.33	
Utility	ft. 6'4" x 4'3"	m. 1.92 x 1.30	
WC	ft. 5'6" x 3'0"	m. 1.70 x 0.95	

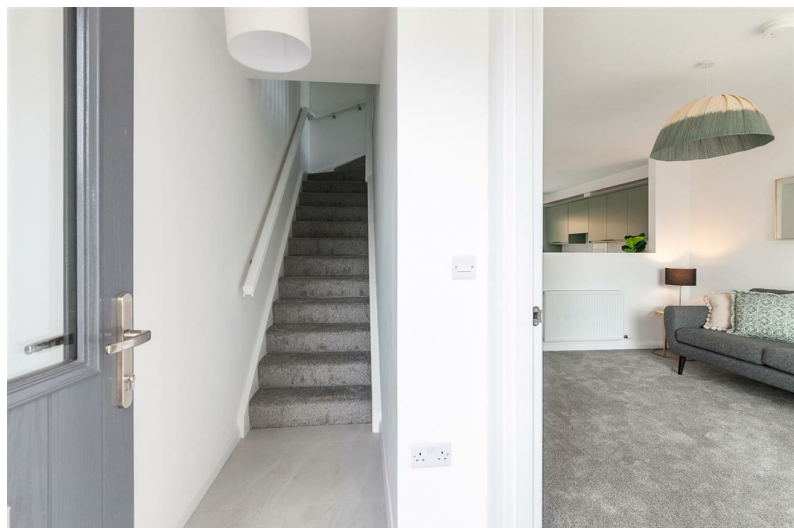
FIRST FLOOR			
Principal Bedroom	ft. 13'5" x 8'6"	m. 4.10 x 2.60	
Bedroom 2	ft. 12'7" x 8'6"	m. 3.85 x 2.60	
Bedroom 3	ft. 8'1" x 6'7"	m. 2.46 x 2.03	
Bathroom	ft. 6'7" x 6'6"	m. 2.03 x 1.98	

**THE CHESTER**  
3 BED TOWNHOUSE | c. 818 sq ft approx

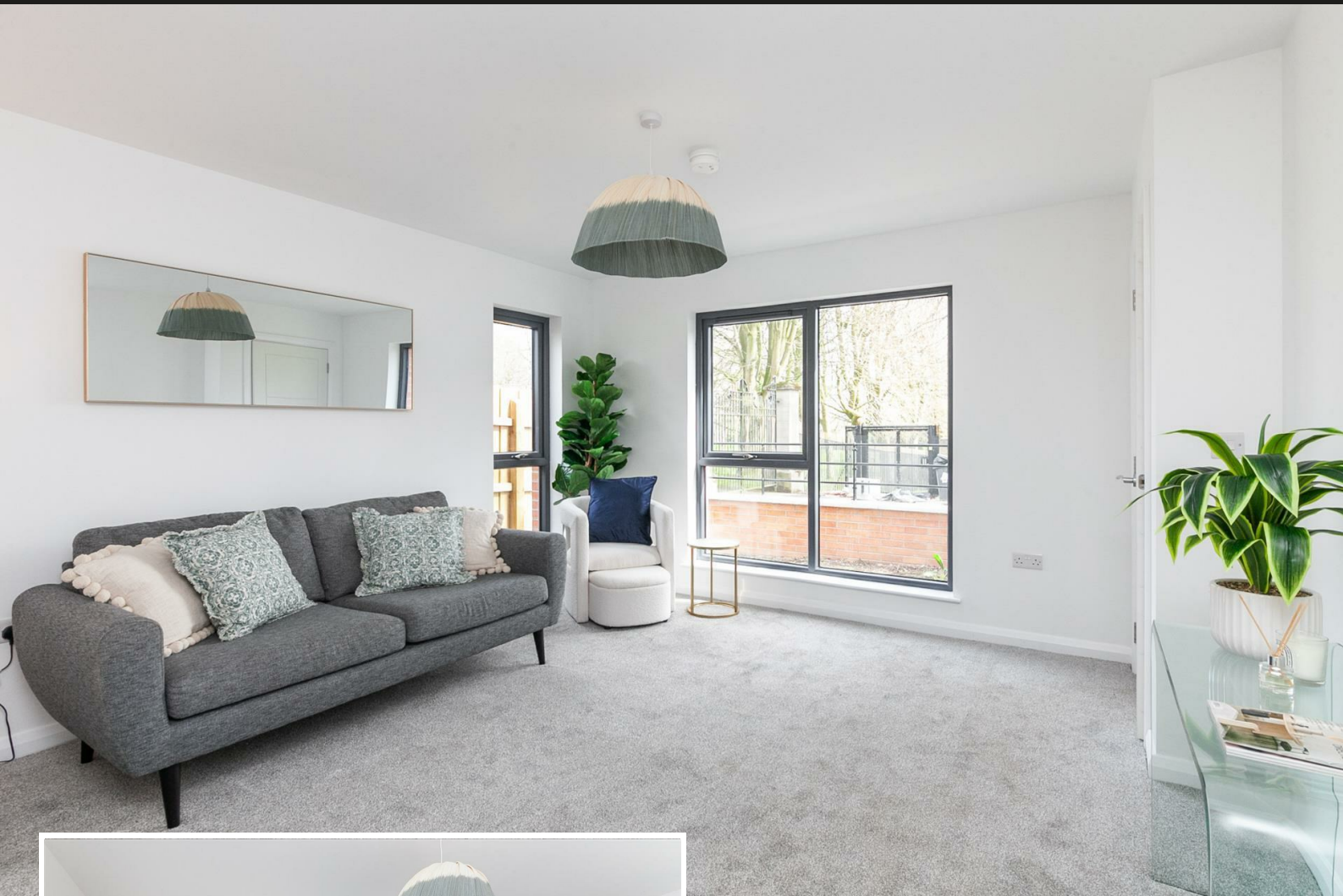
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## **PROPERTY DESCRIPTION**

### **ACCOMMODATION**

#### **ENTRANCE HALL**

**LOUNGE 14'7" x 11'3"**

**KITCHEN / DINING 11'5" x 10'11"**

**UTILITY ROOM 6'3" x 4'3"**

**WC 5'6" x 3'1"**

### **FIRST FLOOR**

**PRINCIPAL BEDROOM 13'5" x 8'6"**

**BEDROOM 2 12'7" x 8'6"**

**BEDROOM 3 8'0" x 6'7"**



## BATHROOM 6'7" x 6'5"

### PLEASE NOTE

Images are examples of specification fitted to site 5 Brantwood Street and for illustration purposes only. We have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. CGI's are for illustrative purposes only. Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.





**KITCHEN AND UTILITY**

Quality kitchen doors, worktop finishes & handles

Soft close doors and drawers

Cooker splashback between worktops and high level units

Integrated appliances to include electric oven, induction hob, extractor fan, dishwasher & fridge freezer

Integrated washing machine except where the utility room is provided with free standing washer/dryer

**BATHROOM AND WC**

Modern white sanitary ware with contemporary chrome taps and fittings

Chrome shower mixer valve with rain drench shower head

Thermostatically controlled bath/shower mixer and screen



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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