



## 259 Shore Crescent, Belfast, BT15 4JS

- Mid Terrace Property
- Lounge
- Bathroom; White Suite
- Double Glazing
- Convenient Location
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £79,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 13'9" x 11'9" (wps)

Stone clad fireplace. Wood laminate floor covering. Bay window to front elevation with view towards green. Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 10'11" x 9'10"**

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. Fitted breakfast bar unit. Glass panelled door leading to:

## **REAR HALL**

Tiled floor. Access to built in store. Access to under stairs store. Glass panelled door to driveway.

## **FIRST FLOOR**

### **LANDING**

Access to roof space and hot press.

### **BEDROOM 1 15'2" x 9'0" (wps)**

View to towards landscaped green. Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 2 13'7" x 8'7"**

Built in wardrobe. Wood laminate floor covering.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled bath.

### **EXTERNAL**

Front garden finished in lawn and shrubs.

Tiled entrance canopy.

PVC soffits, fascia and rainwater goods.

Double gates to rear leading to private driveway finished in concrete.

Oil fired central heating boiler.

PVC oil storage tank.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will





be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Two bedroom, mid terrace property, located within the popular and conveniently situated Shore Crescent area of Shore Road, North Belfast.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, two well-proportioned bedrooms, and bathroom, with white, three piece suite.**

**Externally, the property enjoys low maintenance front garden and private driveway to rear.**

**Other attributes include oil heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
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 are 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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