



31 Glasgow Street, Belfast, BT15 3JA

- Mid Terrace
- Lounge; Open Fire
- Deluxe Fully Tiled Bathroom
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Fired Central Heating
- Tiled Front Garden; Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £79,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Glass panelled double doors to lounge. Glass panelled door to kitchen. Stairwell to first floor.

LOUNGE 18'7" x 9'6"

Open fire in granite fireplace with matching hearth and surround. Wood laminate floor covering. Dual aspect windows.



KITCHEN WITH INFORMAL DINING AREA 15'4" x 6'10"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge and separate freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Glass panelled door to rear garden/yard.

FIRST FLOOR

LANDING

Access to store, hot press and partially floored roof space with slingsby style ladder.

BEDROOM 1 12'6" x 9'9"

Fitted wardrobes in mirror panelled doors. Separate built in wardrobe/store.

BEDROOM 2 9'4" x 8'7"

Fitted wardrobes. Separate built in wardrobe/store.

DELUXE FULLY TILED BAHTRROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Tiled front garden.
Tiled entrance canopy.
Fully enclosed rear yard finished in concrete.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, two bedroom, mid terrace property with fully enclosed rear yard, conveniently located within the popular Glasgow Street, off York Road, North Belfast. The property comprises entrance hall, lounge with open fire, modern fitted kitchen with informal dining area, two well proportioned first floor bedrooms, and deluxe fully tiled bathroom with white three piece suite. Externally the property enjoys tiled front garden and fully enclosed rear yard finished in concrete. Other attributes include oil fired central heating, PVC double glazing and convenient location. 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		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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