



175 Shore Road, Belfast, BT15 3PQ

- Mid Terrace Property
- Lounge; Separate Family Room
- Bathroom
- PVC Double Glazing; Economy 7 Heating
- Convenient Location

- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Floored Roof Space
- Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let Investment

Offers Over £59,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled doors to lounge and family room.

LOUNGE 11'8" x 9'4" (wps)

Bay window to front elevation. Focal point fireplace.

FAMILY ROOM 14'4" x 9'6" (wps)

Focal point fireplace. Glass panelled door leading to:



KITCHEN WITH INFORMAL DINING AREA 13'5" x 6'10"

Fitted kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Space for fridge, freezer and tumble dryer. Plumbed for automatic washing machine. Glass fronted display cabinet. Fitted breakfast bar unit. Fully tiled walls. Glass panelled door leading to rear yard.

FIRST FLOOR

LANDING

BEDROOM 1 14'6" x 9'8"

Stairwell to floored roof space.

BEDROOM 2 9'7" x 8'2"

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls. Access to hot press.

FLOORED ROOF SPACE 13'0" x 7'11"

Light, velux window and access to under eaves storage.

EXTERNAL

Low maintenance front garden finished in brick pavior.

Tiled entrance porch.

Enclosed paved rear yard.

Outside tap.

Outside store.

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 floored roof space, conveniently located on the Shore Road, North Belfast. The property comprises entrance hall, lounge, separate family room, kitchen with informal dining area, two well proportioned bedrooms, bathroom and floored roof space. Externally the property enjoys a paved garden to front and fully enclosed yard to rear. Other attributes include PVC double glazing and Economy 7 heating. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		36	56
Northern Ireland		EU Directive 2002/91/EC	



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