



89 Shore Crescent, Belfast, BT15 4JR

- Mid Terrace Property
- Lounge
- Shower Room
- PVC Double Glazing
- Private Driveway
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating (new boiler fitted 2022)
- Low Maintenance Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £84,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fan light over. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'0" x 13'6" (wps)

Picture window to front elevation. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 12'1" x 11'1"

Fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Splash back tiling to walls. Tile effect wood laminate floor covering.



REAR HALL

Access to under stairs store. Tile effect wood laminate floor covering. Gas fired central heating boiler (fitted new 2022). PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with radiator and roof space.

BEDROOM 1 10'11" x 10'9"

Built in wardrobe/store.

BEDROOM 2 11'11" x 8'8"

Built in wardrobe/store.

BEDROOM 3 9'0" x 8'5" (wps)

Built in wardrobe/store.

SHOWER ROOM

Wet room style shower area, pedestal wash hand basin and WC. Thermostat controlled mains shower. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Low maintenance front garden, finished in decorative stone. PVC fascia. Double gates to rear leading to private driveway area, finished in concrete. 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.



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 William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.
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Well presented, three bedroom, mid terrace property conveniently located off Shore Road, North Belfast. The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well proportioned bedrooms and shower room with white three piece suite. Externally the property enjoys low maintenance front garden and private driveway to rear. Other attributes include gas heating (new boiler fitted 2022) and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
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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