

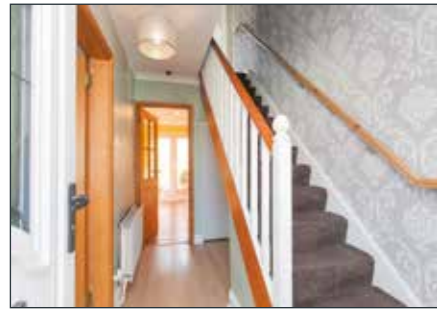
simon**BRIEN**
RESIDENTIAL

32 Hornby Street,
Belfast, BT5 4JJ



Asking Price £110,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive End Terrace
- Two Well Proportioned Bedrooms
- Living Room
- Fitted Kitchen With Dining Area
- White Shower Room Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Courtyard
- Convenient To Belfast City Centre, Ballyhackamore & Titanic Quarter
- Within Walking Distance Of C S Lewis Square, Connswater Retail Park & Public Transport Links

SUMMARY

This attractive end terrace is found off the Albertbridge Road, in a popular and convenient part of East Belfast. Close to Belfast City Centre, Connswater Retail Park, and Titanic Quarter, there are also public transport links and recreational amenities close at hand.

The layout comprises an entrance hall, living room and fitted kitchen with dining area on the ground floor. On the first floor, there are two well-proportioned bedrooms and white shower suite. Outside, there is an enclosed rear courtyard.

Centrally located, this property will no doubt appeal to a wide range of potential purchasers.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door leading to:

ENTRANCE HALL:

Laminate wooden floor. Understairs storage cupboard.



LIVING ROOM:
12' 8" x 9' 6" (3.86m x 2.9m)

Laminate wooden floor.

KITCHEN / DINING AREA:
14' 0" x 7' 5" (4.27m x 2.26m)

Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. Cooker point. Plumbed for washing machine. Ceramic tiled floor. Recess spotlighting.

FIRST FLOOR

LANDING:

Access to roof space.

BEDROOM (1):
12' 7" x 10' 7" (3.84m x 3.23m)

Laminate wooden floor. Built-in wardrobes.

BEDROOM (2):
10' 3" x 9' 7" (3.12m x 2.92m)

Laminate wooden floor.



SHOWER ROOM:

White suite comprising fully tiled shower cubicle with 'Redring' electric shower. Wash hand basin with mixer taps. Push button WC. Fully tiled walls.

OUTSIDE

Rear enclosed yard with PVC oil tank.



Location



Off Albertbridge Road, Belfast.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/D/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9916-0722-6580-0995-3906

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.