

simon**BRIEN**
RESIDENTIAL

84 Loopland Drive,
Belfast, BT6 9DX



Asking Price £155,000

Telephone 02890 595555
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Laminate wooden floor.

THROUGH LOUNGE:

23' 0" x 9' 10" (7.01m x 3m)

Laminate wooden floor. Corniced ceiling. Fireplace with open fire.



KEY FEATURES

- Well Presented & Extended Mid-Terrace Property
- Three Bedrooms
- Through Lounge
- Extended Kitchen With Dining Area
- Bathroom In White Suite
- Utility Room
- Gas Heating
- uPVC Double Glazed Window Frames
- Rear Garden With Southerly Aspect
- Covered Yard Area To Rear
- Convenient To Belfast City Centre
- Close To Local Shops, Restaurants & Parks
- Perfect First Home / Investment Opportunity

SUMMARY

This deceptively spacious mid-terrace property comes onto the market and will immediately appeal to anyone seeking a ready-made home.

Offering good accommodation of three bedrooms, through lounge, bathroom, utility room, and an extended kitchen. Outside, there is the added benefit of an enclosed southerly facing rear garden, something that really sets the property apart from others.

Located conveniently to Belfast City Centre, public transport, shops and schools, this property will attract strong interest.





KITCHEN:
14' 1" x 9' 0" (4.29m x 2.74m)

Full range of high and low level units. 4 ring gas hob with under oven and extractor hood over. Stainless steel single drainer 1.5 bowl sink unit with mixer tap. Plumbed for dishwasher. Breakfast bar. French double doors leading to:

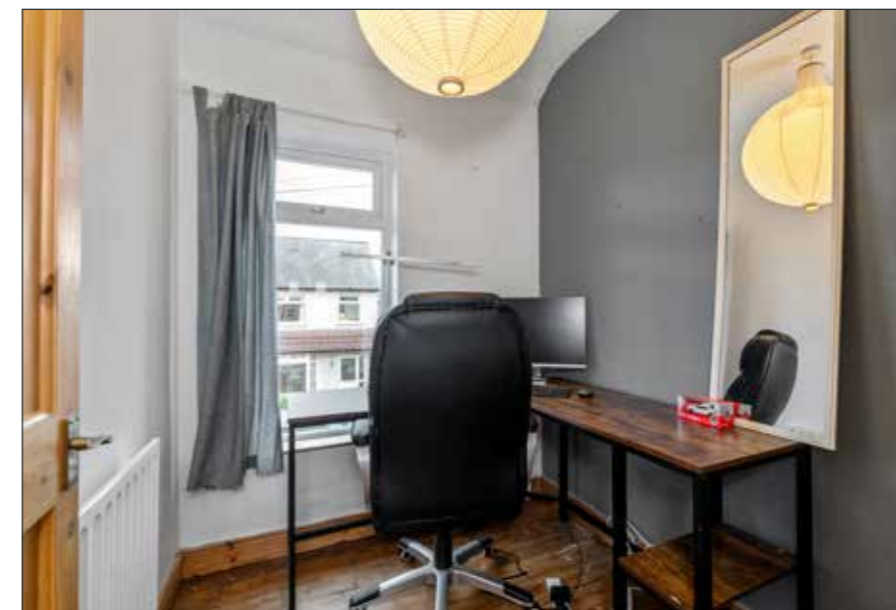
UTILITY ROOM:
9' 0" x 6' 3" (2.74m x 1.91m)

Plumbed for washing machine. Fridge/freezer.

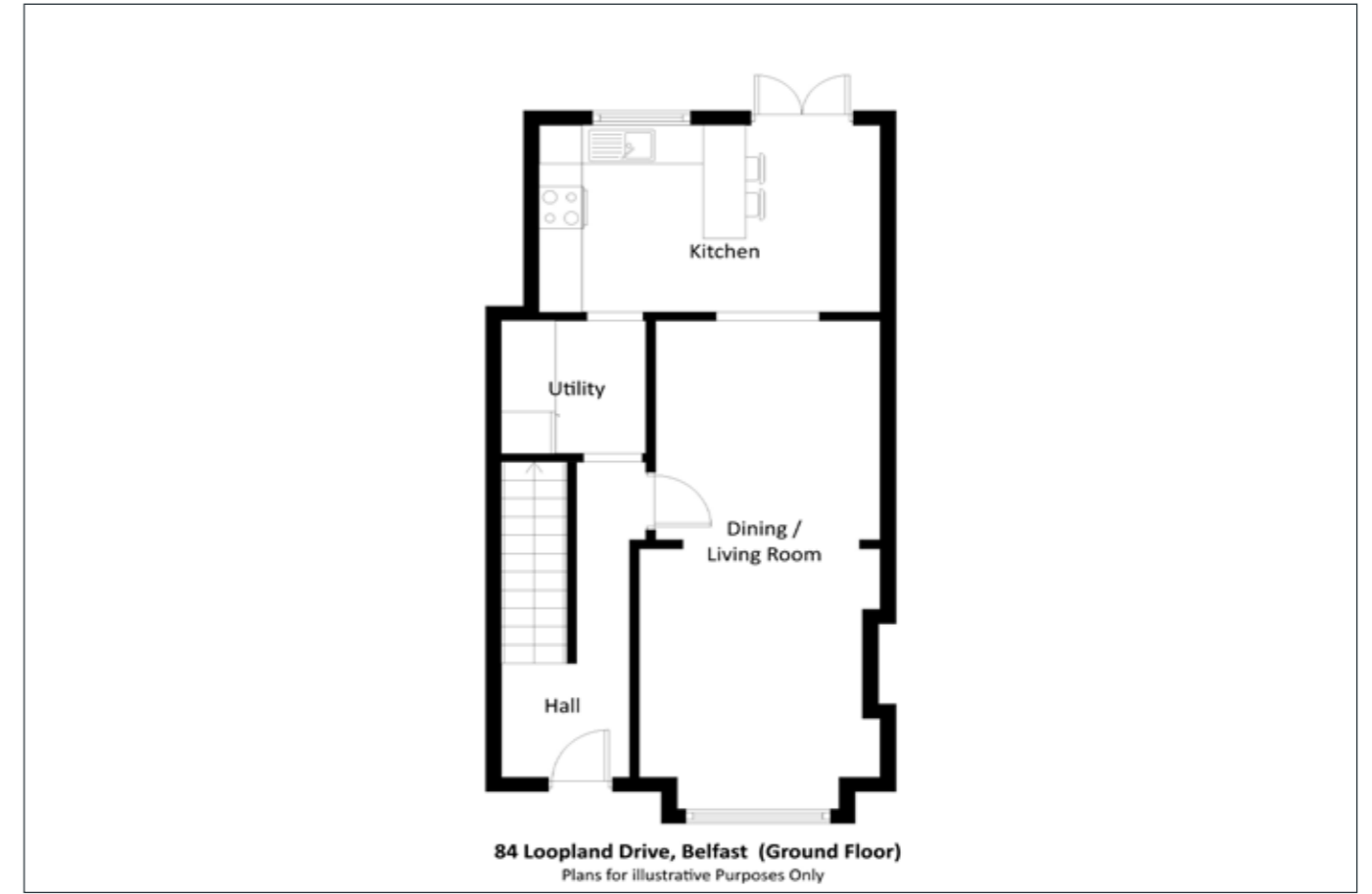


FIRST FLOOR
BEDROOM (1):
10' 4" x 9' 10" (3.15m x 3m)
Laminate wooden floor.

BEDROOM (2):
10' 5" x 9' 5" (3.18m x 2.87m)



BEDROOM (3):
6' 4" x 6' 0" (1.93m x 1.83m)



BATHROOM:

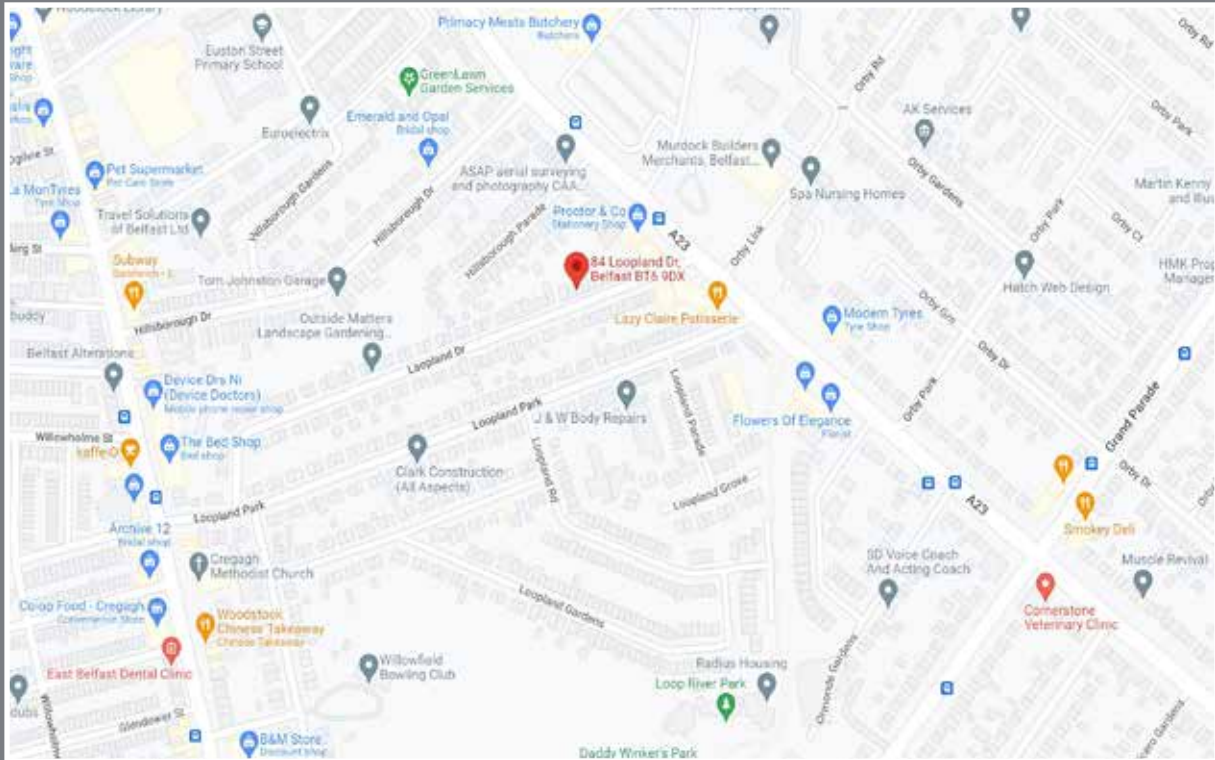
White suite comprising panel bath with telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush WC. Partially tiled walls.

OUTSIDE

Garden to rear with southerly aspect.



Location



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: SHJD/F/22/SO



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