

simon**BRIEN**
RESIDENTIAL

86 Belmont Avenue,
Belfast, BT4 3DE



Offers Around £115,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Attractive Mid Terrace Property
- Two Well Proportioned Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- White Shower Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Close To Belfast City Centre, Public Transport Links & Shops

SUMMARY

This red brick end terrace property is found off Belmont Road, a popular residential setting convenient to Belfast City Centre, restaurants, cafes and public transport links.

The property comprises an entrance hall, living room, dining room, fitted kitchen, utility area, shower room on the ground floor. On the first floor, there are two bedrooms and access to an attic room.

The property benefits from oil fired central heating and uPVC double glazed window frames.

ACCOMMODATION

ENTRANCE

uPVC double glazed front door.

GROUND FLOOR

ENTRANCE HALL:

LIVING ROOM:

12' 0" x 8' 6" (3.66m x 2.59m)

to bay

DINING ROOM:

10' 4" x 9' 9" (3.15m x 2.97m)

KITCHEN:

Range of high and low level units, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, four ring hob and under oven.

UTILITY ROOM:

9' 9" x 3' 0" (2.97m x 0.91m)

Plumbed for washing machine.

SHOWER ROOM:

Fully tiled shower room with instant heat electric shower, vanity unit, low flush wc.

FIRST FLOOR

LANDING:

Stairs to attic.

BEDROOM (1):

13' 6" x 10' 2" (4.11m x 3.1m)

BEDROOM (2):

9' 10" x 8' 7" (3m x 2.62m)

SECOND FLOOR

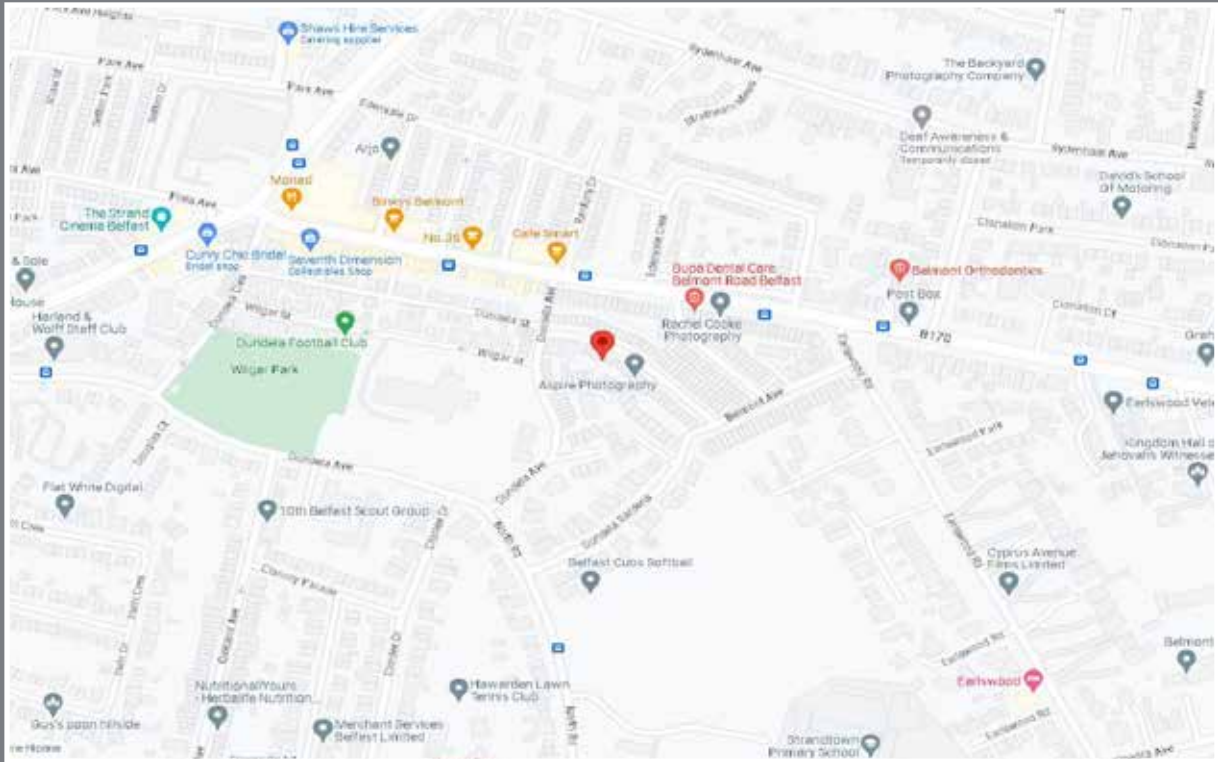
ROOFSpace:

9' 9" x 9' 4" (2.97m x 2.84m)

OUTSIDE

Enclosed rear yard.

Location



Off Belmont 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**



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EPC REF: 9899-1939-0229-7401-4904

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