



South Sperrin,

**Offers in the region of
£160,000**



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South Sperrin, Stormont, Belfast

Offers in the region of £160,000

The attractive red brick semi detached property is situated within an extremely popular and sought after residential area. The property will require some cosmetic updating throughout however benefits from a single storey extension to the rear. Furthermore there is a large private enclosed rear garden area perfect for children at play and outdoor entertaining in the better weather. There is an abundance of day to day amenities all close to hand and the highly regarded Ballyhackamore village benefitting from excellent shopping facilities, restaurants and eateries is just a short drive away. Belfast City Centre is also easily accessible via the Comber Greenway, regular public transport links and the main arterial routes / outer ring for the city commuter. Property sales within the immediate area have been hugely popular of late, with this in mind early internal inspection is encouraged. **KEY FEATURES** Red Brick Extended Semi Detached Property Bright And Well-Proportioned Throughout Welcoming Entrance Hall Lounge Open Plan To Dining Area With Dual Aspect Fitted Kitchen Three Bedrooms White Bathroom Suite OFCH uPVC Double Glazed Windows And Doors Driveway Car Parking Enclosed Private Rear Garden Area Detached Garage uPVC Fascia Soffits And Guttering Very Popular And Highly Sought After Location Within Easy Reach To A Wealth Of Day To Day Amenities No Onward Chain Cosmetic Upgrading Is Required Early Inspection Is Advised

STEPS TO

GROUND FLOOR

COVERED ENTRANCE

uPVC front door with glazed inset and side panel to...

ENTRANCE HALL

Under stairs storage. Alarm panel.

LOUNGE OPEN PLAN TO DINING AREA

8.64m x 3.35m (28'4" x 11'0")

At widest points. Feature fireplace with electric fire inset. Ample dining area. Laminated wooden flooring. uPVC French doors to enclosed rear garden.

FITTED KITCHEN

3.25m x 2.24m (10'8" x 7'4")

One and a half bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with Formica work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Space for fridge. Glazed display cabinet. Concealed strip lighting. Partly tiled walls. Pine ceiling. Recessed spotlighting. uPVC door to enclosed rear garden.

FIRST FLOOR

LANDING

Access to roof space via fixed staircase. Partially floored with light and power. Velux window.

BEDROOM ONE

3.40m x 3.00m (11'2" x 9'10")

Laminated wooden flooring.

BEDROOM TWO

3.43m x 3.00m (11'3" x 9'10")

At widest points. Hot press with lagged copper cylinder and storage above.

BEDROOM THREE

2.39m x 2.29m (7'10" x 7'6")

BATHROOM

Comprising corner panelled bath with chrome dual mixer tap. Triton electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Pine ceiling.

EXTERNAL

DETACHED GARAGE

With electric roller door. Light, power and oil fired boiler.

GARDEN

Well tended garden area to front. Ample driveway car parking. Side access. Enclosed private rear garden area in lawn, paved patio area. Outside tap / light. uPVC oil tank.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC
Address: 71 South Sperrin Belfast			