

simon**BRIEN**
RESIDENTIAL

75 Melfort Drive,
Belfast, BT5 7FE



Asking Price £87,500

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented Semi-Detached Property
- Convenient To A Varied Range Of Local Amenities
- Ideally Suitable For The First Time Buyer
- Early Viewing Highly Recommended
- Garden To Front & Large Enclosed South Facing Garden To Rear
- Oil Fired Central Heating
- uPVC Double Glazing
- Shower Room With White Suite
- Fitted Kitchen With Ample Dining Area
- Lounge
- Three Bedrooms
- Popular & Convenient Residential Location

SUMMARY

We are delighted to offer for sale this well presented semi-detached property. Internally, this property has been well maintained by the current vendors, and would be ideally suited for the first time buyer.

The accommodation comprises of; three bedrooms, lounge, fitted kitchen open plan to dining area and shower room with white suite. Other benefits include; uPVC double glazing and oil fired central heating.

The property provides ease of access to Kings Square Shopping Complex, and bus routes to Belfast City Centre. Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

ENTRANCE HALL:

Large storage cupboard. Wood laminate floor.

LIVING ROOM:

15' 6" x 10' 2" (4.72m x 3.1m)

Wood laminate floor.



KITCHEN WITH DINING AREA: **15' 6" x 8' 6" (4.72m x 2.59m)**

Full range of high and low level units. Glazed display cabinets. Single drainer sink unit with mixer taps. 4 ring ceramic hob with under oven. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor.

FIRST FLOOR

BEDROOM (1): **9' 5" x 8' 6" (2.87m x 2.59m)**

Wood laminate floor.

SHOWER ROOM:

Shower cubicle. Low flush WC. Semi-pedestal wash hand basin.

BEDROOM (2): **15' 7" x 8' 1" (4.75m x 2.46m)**

Built-in wardrobe.

BEDROOM (3): **8' 7" x 6' 7" (2.62m x 2.01m)**

Wood laminate floor.

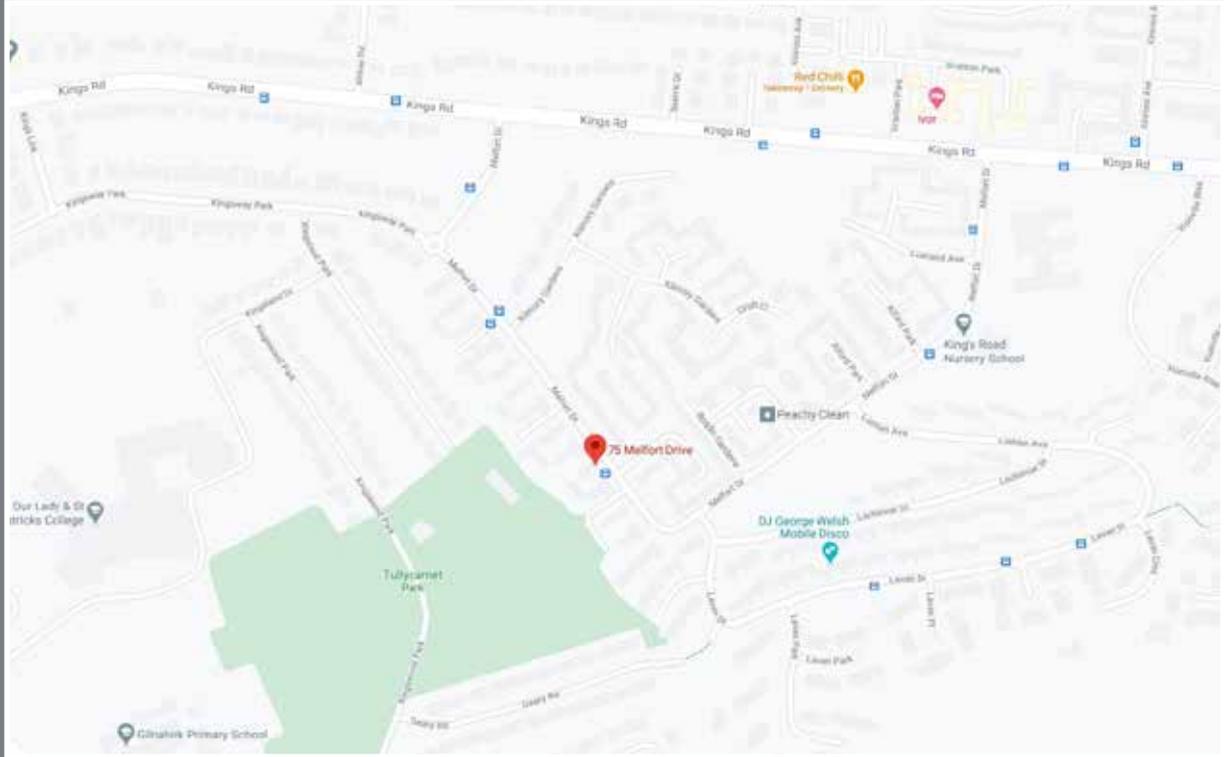


OUTSIDE

To the rear is a south facing patio leading to garden in lawn.



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/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		60
E 39-54	47	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0866-2963-0381-2220-3595

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

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