

simon**BRIEN**  
RESIDENTIAL

2 Strandburn Street,  
Belfast, BT4 1LX



Asking Price £110,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



### KEY FEATURES

- Well Presented End Terrace
- Two Bedrooms
- Bright Through Lounge
- Fitted Kitchen
- Contemporary White Shower Suite
- Double Glazed
- Oil Fired Central Heating
- Rear Garden Area
- Close To Schools, Shops, Public Transport & Parks
- Convenient To Titanic Quarter, Belfast City Centre, Belmont & Ballyhackamore Villages

### SUMMARY

This well-presented end terrace comes to the market and will appeal to those seeking to buy their first home or investment in this highly convenient setting.

The property layout comprises an entrance hall with storage, a bright through lounge and a fitted kitchen. On the first floor, there are two good sized bedrooms and a shower room.

Fitted with double glazed windows and oil-fired central heating, the property is well finished throughout.

Situated close to Titanic Quarter, Belfast City Centre, Belmont, and Ballyhackamore, public transport, schools and shops are also within easy reach. Early viewing is advised

### ACCOMMODATION

#### ENTRANCE

uPVC double glazed front door to entrance hall with Understairs storage.



### GROUND FLOOR

#### THROUGH LOUNGE:

19' 10" x 9' 6" (6.05m x 2.9m)



**KITCHEN:**

**18' 3" x 7' 4" (5.56m x 2.24m)**

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Part tiled walls. Cooker point. Plumbed for washing machine. Ceramic tiled floor.



**FIRST FLOOR**

**SHOWER ROOM:**

White suite comprising fully tiled shower cubicle. Triton electric shower. Pedestal wash hand basin. Low flush WC. Laminate wood floor.



**BEDROOM (1):**

**12' 6" x 9' 9" (3.81m x 2.97m)**

Built in sliding robes.



**BEDROOM (2):**  
9' 9" x 9' 0" (2.97m x 2.74m)

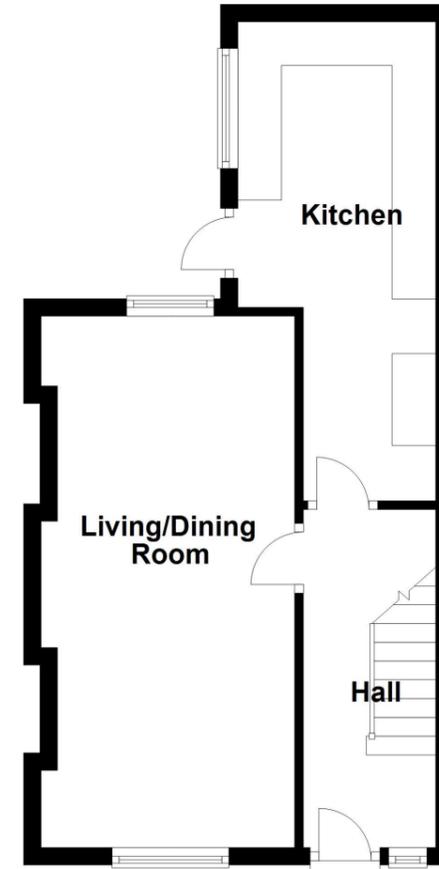


**OUTSIDE**

Enclosed rear. PVC oil storage tank.

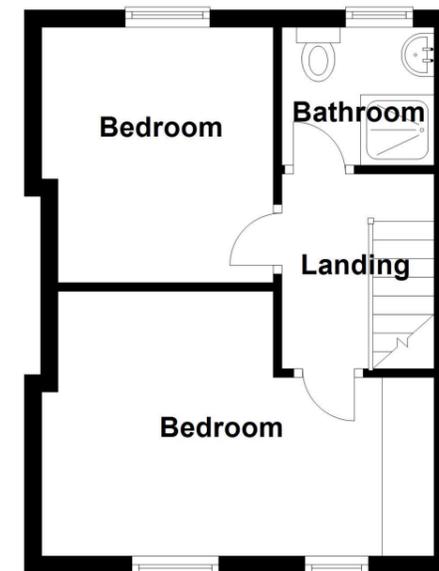


**Ground Floor**

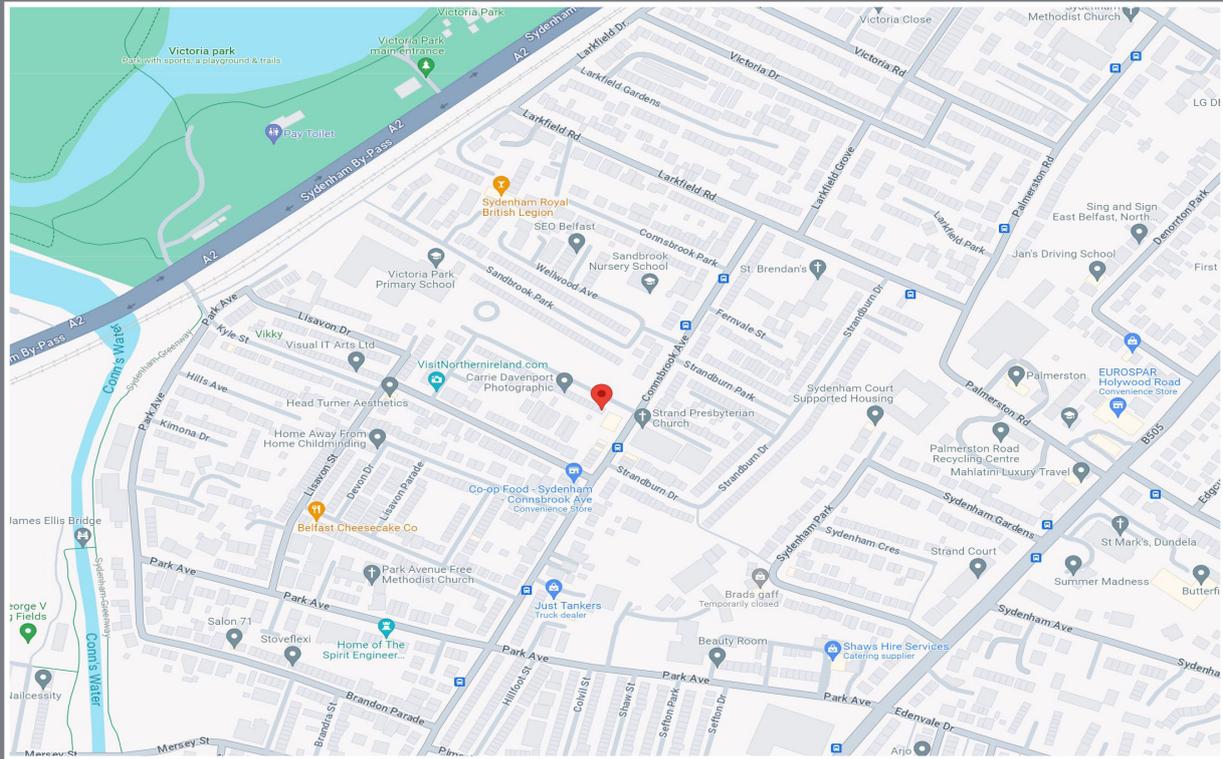


This plan is for illustrative purposes only.

**First Floor**



# Location



2 Strandburn Street, Belfast, BT4 1LX

## 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](http://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/1/23/SP



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 35 F    |           |
| 1-20  | G             |         |           |

EPC REF: 0370-2213-5310-2007-6011

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