

simon**BRIEN**  
RESIDENTIAL

25 Hollycroft Avenue,  
Belfast, BT5 5JE



Asking Price £125,000

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



**KEY FEATURES**

- Bright and spacious mid terrace residence
- Two well proportioned bedrooms
- Spacious lounge
- Kitchen with fitted appliances
- Shower Room
- External Wash house plumbed for washing machine and tumble drier
- uPVC double glazing
- Gas fired central heating

**SUMMARY**

Beautifully presented, this mid terrace residence is full of charm. The ground floor comprises a spacious lounge open to dining area. A fully fitted kitchen with integrated appliances completes the ground floor.

Upstairs there are 2 good sized bedrooms and a shower room. Ideally located in the Bloomfield area with a host of shopping amenities on the door step, and with the added benefit of gas fired central heating and double glazing, this is the perfect house for a first time buyer or investor.

**ACCOMMODATION**

**GROUND FLOOR**

Entrance door.

**ENTRANCE HALL**



**THROUGH LOUNGE:**

**21' 9" x 10' 2" (6.63m x 3.1m)**

Cast iron fireplace, open fire.

**KITCHEN:**

**7' 6" x 6' 1" (2.29m x 1.85m)**

Full range of high and low level units, 4 ring ceramic hob, under oven, stainless steel extractor canopy over, recess for fridge, stainless steel single drainer sink unit with mixer taps, partly tiled walls, ceramic tiled floor.

**EXTERNAL WASH HOUSE:**

**6' 5" x 5' 10" (1.96m x 1.78m)**

Plumbed for washing machine and tumble dryer.

**FIRST FLOOR**

**BEDROOM (1):**

**13' 10" x 9' 0" (4.22m x 2.74m)**

Downlighters.

**BEDROOM (2):**

**9' 9" x 8' 5" (2.97m x 2.57m)**



**SHOWER ROOM:**

Fully tiled shower cubicle, vanity sink unit, low flush WC, ceramic tiled floor, chrome towel radiator.

**FLOORED ATTIC:**

**12' 9" x 9' 1" (3.89m x 2.77m)**

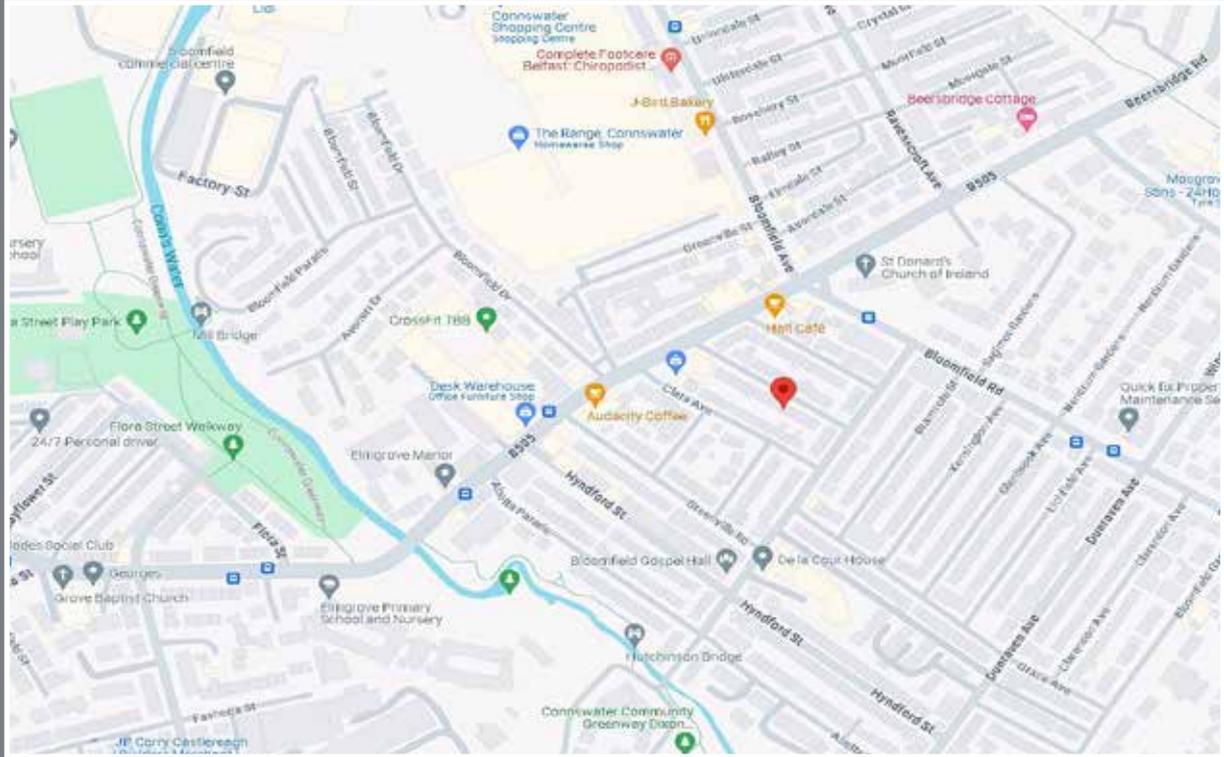
Velux window, light and power.

RATES: £652.13



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# 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

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## Lettings Department

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REF: SHJD/C/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 56 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC REF: 9346-0321-6810-7657-7992

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