

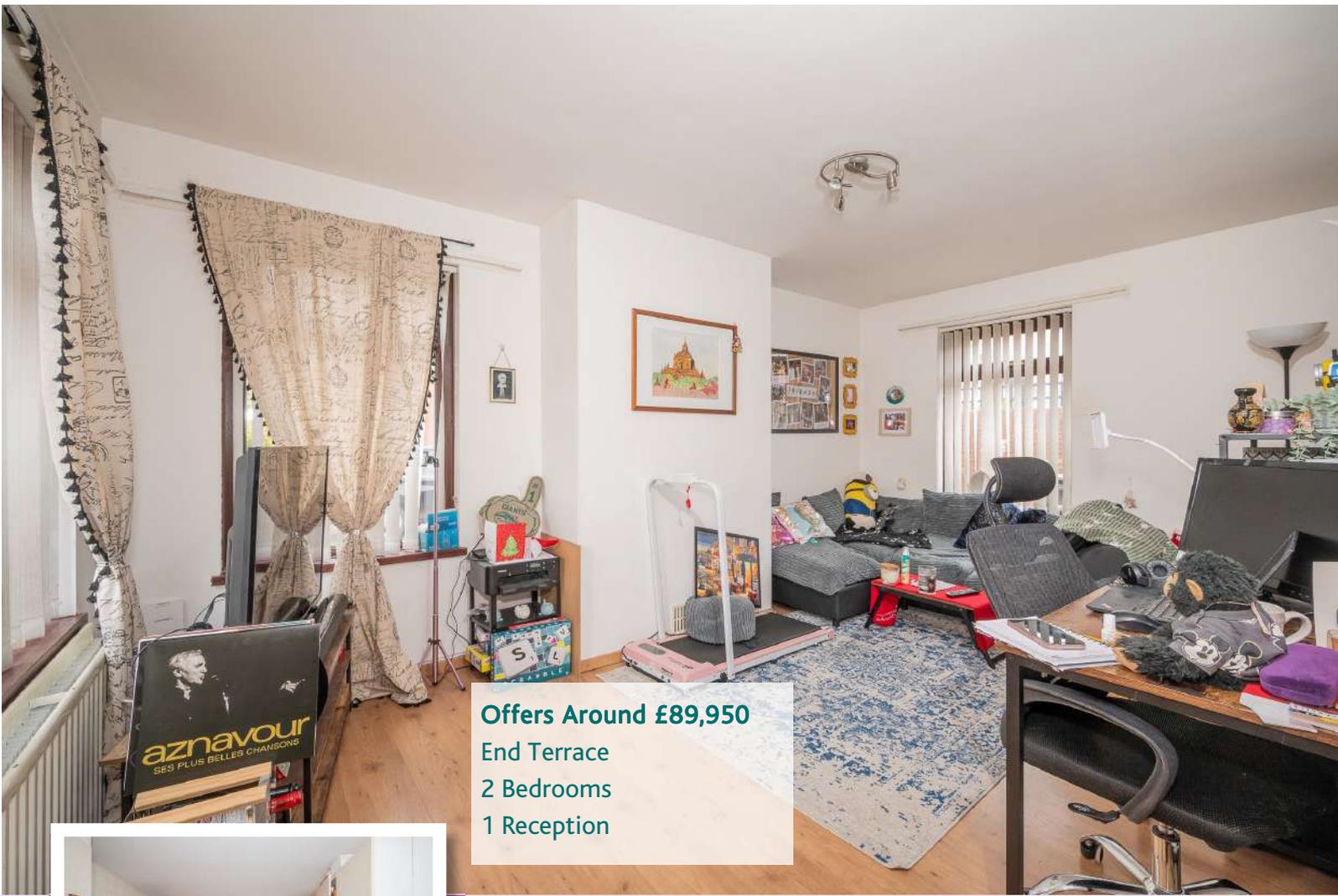


 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**6 Stormount Crescent | Belfast, BT5 4NT**  
**OFFERS AROUND £89,950**

**Scan for Property Details  
and to Arrange a Viewing**





Offers Around £89,950  
End Terrace  
2 Bedrooms  
1 Reception

## Property Features

- Two Bedroom End-Terrace Property Located Just off the Albertbridge Road in East Belfast
- Two Well Proportioned Bedrooms
- Bright and Spacious Living Room
- Kitchen Diner with Access to Rear Porch and Rear Courtyard
- Fitted Bathroom with White Suite
- Enclosed Private Rear Yard with Access to Rear Alleyway
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Excellent Investment Opportunity, Early Viewing Highly Recommended
- Close Proximity to Belfast City Centre, Belfast City Airport, Ballyhackamore Village, St Georges Market and Templemore Baths
- uPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



# Accommodation

## Ground Floor

Reception Porch

Reception Hall

Kitchen / Diner  
15'7" x 10'4"

Living Room  
15'6" x 9'6"

## First Floor

Bathroom

Bedroom One  
15'2" x 9'8"

Bedroom Two  
10'5" x 7'8"

## Outside

Rear Porch

Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

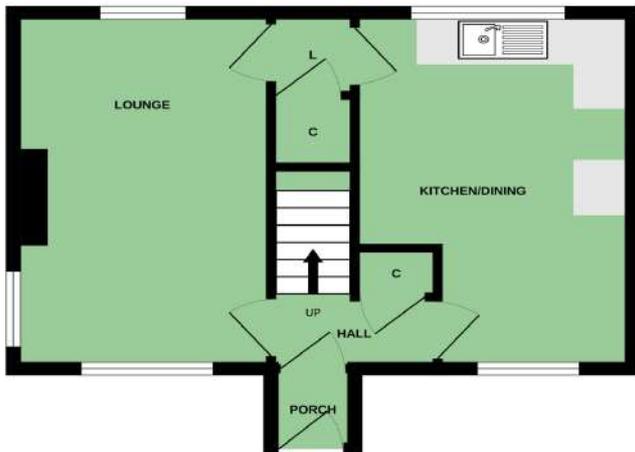


We are delighted to bring to the market this spacious two bedroom end terrace property located just off the Albertbridge Road in East Belfast. With close proximity to a host of local amenities including Connswater shopping centre and Ballyhackamore Village as well as arterial transport links to Belfast City Centre and Belfast City Airport, this property is sure to appeal to a wide range of potential buyers.

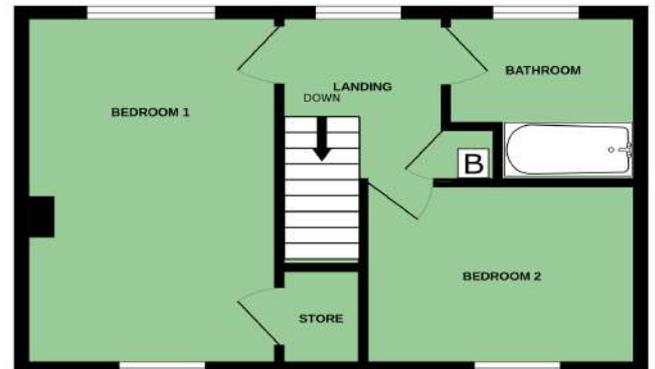
In short, the property comprises of; reception hall, living room, kitchen diner, two well-proportioned bedrooms, fitted bathroom with white suite, additional built in storage and an enclosed private rear courtyard. The property further benefits from gas fired central heating and UPVC double glazing throughout.

Competitively priced in today's market, this property is likely to appeal to a range of potential buyers including investors, young professionals and first time buyers alike. We recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Directions

Travelling along the Albertbridge Road in the direction of Belfast City Centre, turn left on to Stormount Street. Take the second left on to Stormount Crescent. No 6 is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	74
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



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