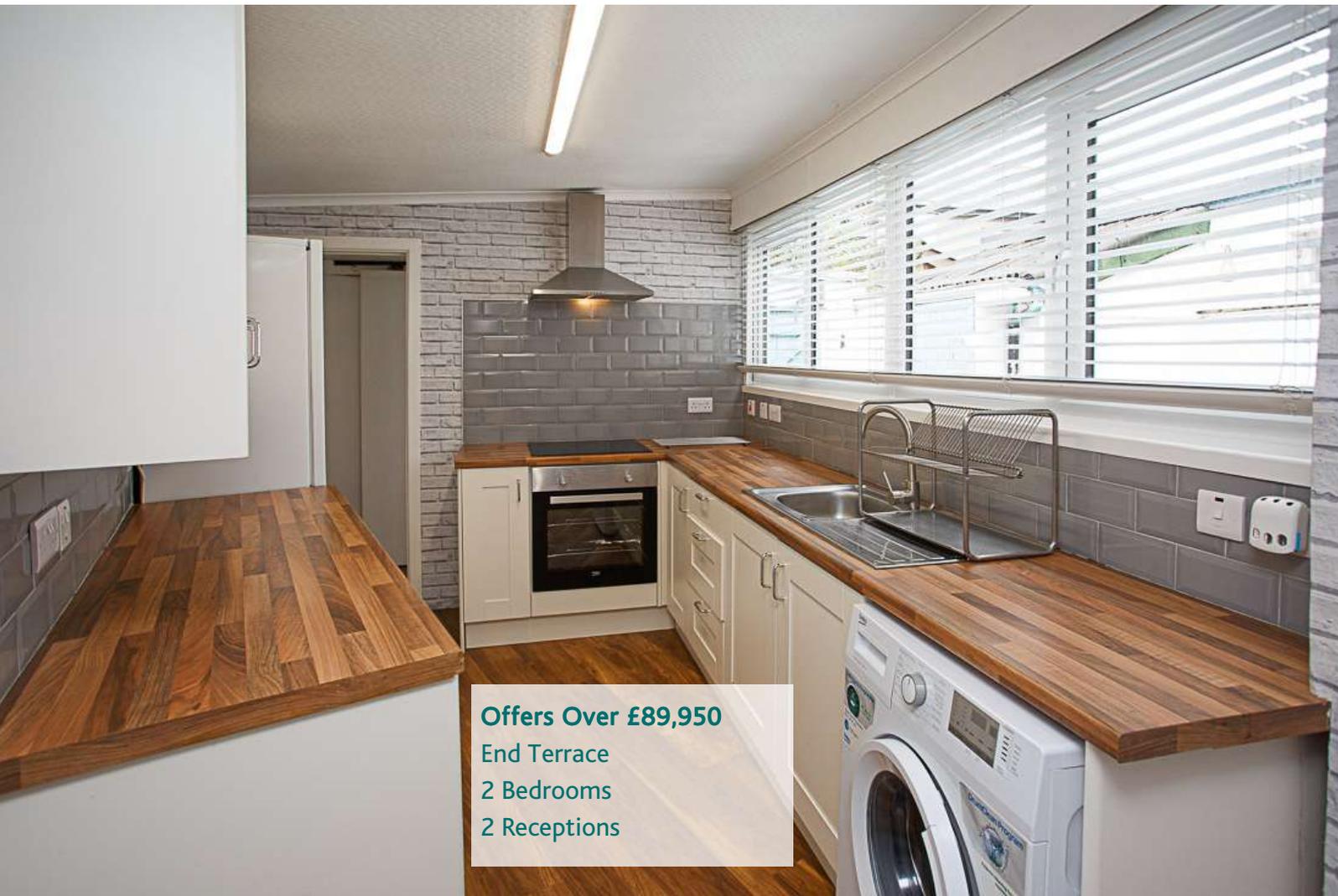




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

2 Heatherbell Street | Belfast, BT5 4SP
OFFERS OVER £89,950





Offers Over £89,950
End Terrace
2 Bedrooms
2 Receptions

Property Features

- Two Bedroom End Terrace Property Located off the ever Popular Beersbridge Road in East Belfast
- Close Proximity to many Local Amenities, Ballyhackamore Village and Connswater Shopping Centre
- Arterial Transport Routes Linking the Purchaser to Belfast City Centre and Belfast City Airport for the Daily Commuter
- Two Well Proportioned Bedrooms
- Living Room Leading to Dining Room Through Archway
- Modern Kitchen with Space for Casual Dining
- Modern Fitted Bathroom with White Suite
- Rear Courtyard Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Competitively Priced, Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



Accommodation

Ground Floor

Reception Porch

Living Room
15'2" x 9'2"

Dining Room
11'11" x 7'9"

Kitchen
16'6" x 9'8"

Rear Hallway

Downstairs Bathroom

First Floor

Landing

Bedroom One
15'2" x 12'

Bedroom Two
12' x 8'

Outside

Enclosed Private
Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

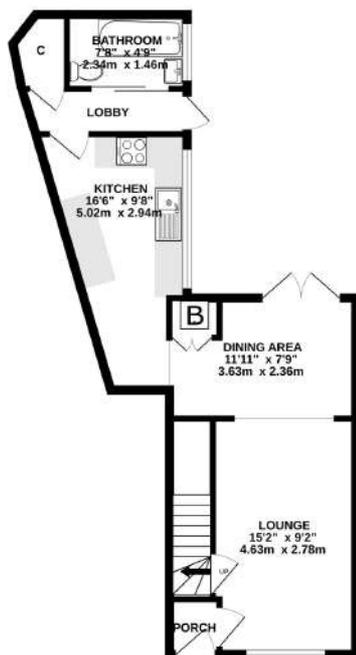


We are delighted to bring to the market this spacious two bedroom end terrace property located just off the ever popular Beersbridge Road in the heart of East Belfast. With close proximity to a host of local amenities including Connswater shopping centre and Ballyhackamore Village as well as arterial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

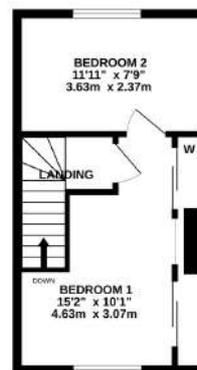
Comprising of; open plan living and dining area, modern fitted kitchen with casual dining space, two well-proportioned bedrooms, modern fitted bathroom and an enclosed private rear courtyard ideal for outdoor entertaining. The property further benefits from gas fired central heating and UPVC double glazing throughout.

With many highly sought after attributes, this property is sure to appeal to a range of potential buyers we therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of all rooms, wall thickness, ceiling heights, etc. are for information only and are not intended to be used for any purpose other than to provide a general impression of the property. The purchaser is advised to verify all measurements and specifications by site inspection prior to purchase. The vendor, agent and publisher accept no liability for any errors or omissions. Made with Metaplan 03/22.

Directions

Coming along the Beersbridge Road towards the City Centre, go past Elmgrove Primary School, Heatherbell Street is located further round the bend on the right



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	66	66
(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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