

## 145 Shore Crescent, Belfast, BT15 4JR

**For Sale**  
Offers In Region Of  
**£75,000**

This is a well presented mid townhouse situated in a quiet and popular area of North Belfast close to schools, shops and public transport facilities. The property will ideally suit those who are hoping to acquire a home with little to do but simply move in. Early viewing is strongly advised.



**Energy Efficiency Rating D.**

**T: 028 9080 0000**





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	65	69
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Mid townhouse in popular residential area
- 3 Bedrooms
- Lounge with tiled fireplace
- Kitchen
- Modern shower room
- Phoenix gas central heating
- Mostly double glazed in uPVC frames
- Car parking space





The property comprises:

## GROUND FLOOR

RECEPTION HALL Ceramic tiled flooring

LOUNGE 14' 1" x 13' 6" (4.29m x 4.11m) Marble fireplace, ceramic tiled flooring

KITCHEN 12' 0" x 11' 4" (3.66m x 3.45m) Built in units, round edge work surfaces, single drainer stainless sink unit, plumbed for washing machine, display units, tiling, extractor fan, concealed lighting

REAR HALLWAY Ceramic tiled flooring, under stair storage, Phoenix gas boiler

## FIRST FLOOR

SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with controlled shower, laminate wood flooring, uPVC panelling, tiling

BEDROOM (1) 12' 2" x 8' 9" (3.71m x 2.67m)

BEDROOM (2) 11' 2" x 10' 6" (3.4m x 3.2m) Built in robe

BEDROOM (3) 9' 2" x 8' 5" (2.79m x 2.57m)  
Built in robe

## OUTSIDE

Front in slate paving, plants trees and shrubs

Rear in car parking space, double entrance gates



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Please  
call in or  
contact us  
for any  
advice

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