

**123 Shore Crescent, Belfast,
BT15 4JR**

For Sale
Offers In Region Of
£74,950

This is an attractive mid terrace home situated in a quiet and popular area of Shore Road. The property has been updated and is enhanced by a host of attractive features and extras. It is ideal for a first time buyers and we strongly recommend an appointment to view.



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	67	71
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Mid terrace home in a popular residential area
- 2 Bedrooms
- Lounge with feature fireplace and bay window
- Fitted kitchen open plan to dining area
- Bathroom with white suite
- Double glazing in uPVC frames
- Phoenix gas central heating
- Single glazed sun area to rear



The property comprises of

GROUND FLOOR

RECEPTION PORCH

LOUNGE 15' 0" x 13' 8" (4.57m x 4.17m)

Laminate wood flooring, feature fireplace, bay window.

KITCHEN / DINING AREA 15' 0" x 11' 0" (4.57m x 3.35m)

Built-in units, rounded edge worksurfaces, sink with mixer tap and vegetable sink, under oven, gas hob, extractor fan, display units, ceramic tiled flooring. Understair storage, Worcester boiler.

SINGLE GLAZED Sun area to rear.

FIRST FLOOR

BEDROOM (1) 15' 0" x 9' 1" (4.57m x 2.77m)

Laminate wood flooring, built-in robes.

BEDROOM (2) 13' 7" x 8' 6" (4.14m x 2.59m)

Laminate wood flooring, built-in robes.

BATHROOM White bathroom suite comprising of panelled bath, mixer tap, electric shower and glazed screen, vanity unit, low flush WC, fully tiled walls, spotlights, extractor fan. Gas boiler.

OUTSIDE

Front and rear in lawn.



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Please
call in or
contact us
for any
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McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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