

**60 Shore Road,  
Belfast,  
BT15 3PY**

**For Sale**  
Offers Over  
**£89,950**

Attention Investors! An excellent opportunity to purchase this spacious Mid Terrace home in a highly popular and convenient location. The property is located in an area of strong rental demand and we strongly encourage early viewing to avoid disappointment.



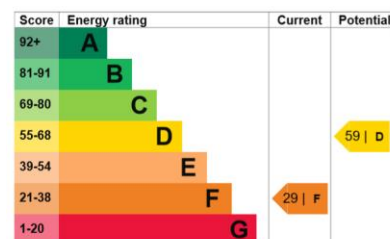
**Energy Efficiency Rating F.**

**T: 028 9080 0000**

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- Mid Terrace property in convenience location
- 4 Bedrooms
- Lounge through to dining room
- Fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Enclosed yard to rear



## GROUND FLOOR

### ENTRANCE HALL

**LOUNGE** : 11' 1" x 10' 10" (3.38m x 3.3m) (plus bay)  
Laminate wood flooring

**DINING ROOM**: 11' 6" x 10' 10" (3.51m x 3.3m)  
Laminate wood flooring, under stair storage

**KITCHEN**: 10' 10" x 6' 9" (3.3m x 2.06m)  
Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, vegetable sink, cooker point, plumbed for washing machine, extractor fan, wall tiling, ceramic tiled flooring

## FIRST FLOOR

**BEDROOM (1)**: 10' 9" x 9' 5" (3.28m x 2.87m)  
Including hot press

**BEDROOM (2)**: 14' 10" x 11' 2" (4.52m x 3.4m)

### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled flooring

## SECOND FLOOR

**BEDROOM (3)**: 10' 7" (at skirting board level) x 9' 7" (at max or 8'4") (3.23m x 2.92m)  
Velux window

**BEDROOM (4)**: 13' 7" x 11' 6" (4.14m x 3.51m) (into dormer)

### OUTSIDE

Enclosed yard to rear  
PVC oil storage tank  
Boiler house with oil fired boiler

McMillan Estate Agents, 11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY

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