

FOR SALE

CAMPBELL&CO
SALES | LETTINGS | MANAGEMENT



62 Reid Street

Cregagh Road, County Antrim, Belfast, BT6 8PE

**Offers In Region Of
£125,000**

Property Features

- Spacious 3 Bed Terraced
- Located Off The Popular Cregagh Road
- Open Plan Kitchen/Dining Area With Patio Doors
- White Fitted Kitchen With Breakfast Bar
- Ground Floor Tiled Throughout
- All Bedrooms With Built In Storage
- Enclosed Front Garden & Rear Yard
- Oil Fired Central Heating



Full Description

Spacious 3 Bedroom mid terrace home located just off the Cregagh Road in East Belfast. The property offers bright accommodation throughout. The property's location offers ease of access to a range of local amenities and the area's leading schools and arterial routes to Belfast City Centre.

Property briefly comprises of:

Open plan living / dining with patio door to the rear, kitchen with a range of high- and low-level units, 3 bedrooms all with built in storage a bathroom with white suite.

Externally there is an enclosed forecourt and rear yard.

Additional benefits include oil fired central heating and double glazing throughout.



ENTRANCE HALL

Tiled Floor.



LOUNGE/DINER

19' 3" x 9' 10" (5.87m x 3.01m)

Open plan living/dining area with feature bay window and patio doors to the rear.

Tiled floor.





BREAKFAST AREA

6' 6" x 5' 5" (1.99m x 1.66m)

Breakfast bar.

Tiled Floor.

KITCHEN

13' 3" x 3' 6" (4.05m x 1.08m)

Range of fitted high- and low-level units in White gloss, built in hob, oven, fridge/freezer. Space for washing machine.

Tiled floor.

Back door.



BEDROOM 1

8' 11" x 8' 11" (2.74m x 2.74m)

Double room.

Slide robes.

Hot press.

BEDROOM 2

10' 0" x 7' 0" (3.06m x 2.14m)

Wall to wall slide robes.

BEDROOM 3

6' 5" x 6' 4" (1.97m x 1.94m)

Single room or study.

Range of built-in overhead storage.

BATHROOM

6' 4" x 5' 8" (1.94m x 1.73m)

White suite to include corner shower cubicle with electric shower, low flush toilet and vanity sink unit.

Wall and floor tiled.

OUTSIDE

Great sized front forecourt tiled pathway and stoned area.

Rear yard enclosed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

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TENURE: Leasehold

RATES: £722.97

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.