



### 3 Merok Crescent, Cregagh, Belfast, BT6 9LZ

**Asking Price £160,000**

#### PUBLIC NOTICE

ADDRESS: 3 Merok Crescent, Belfast BT6 9LZ

We are acting in the sale of the above property and have received an offer of £160,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 55

A red brick semi detached home located in a convenient and sought after location, close to many local amenities including shops, schools and bus routes which are all within a short distance from the property. Comprising three good sized bedrooms, two separate reception rooms, a kitchen and bathroom with white suite, as well as offering oil fired central heating and double glazed windows. Externally the property offers gardens to both front and rear, and off street parking facilities.

This property does require modernisation but it could be transformed into a modern home in a desirable location.

- Semi detached home
- Two reception rooms
- Bathroom with separate w/c
- Double glazed windows
- Garage
- Three good size bedrooms
- Fitted kitchen
- Oil heating
- Off street parking
- Sunny gardens to the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**The accommodation comprises**

Pvc double glazed front door leading to the entrance hall

**Entrance hall**

Tiled floor. Under stairs storage.

**Lounge 10'5 x 10'4 (3.18m x 3.15m)**



Laminate flooring.

**Living room 13'3 x 10'4 (4.04m x 3.15m)**



Laminate flooring.

**Kitchen 10'2 x 7'6 (3.10m x 2.29m)**



High and low level units, single drainer sink unit with mixer taps, work surfaces, cooker space, plumbed for washing machine, tiled floor, extractor fan.

**1st floor**

**Bedroom 1 12'2 x 10'4 (3.71m x 3.15m)**



Laminate flooring.



**Bedroom 2 11'4 x 10'4 (3.45m x 3.15m)**



**Bedroom 3 8'8 x 7'4 (2.64m x 2.24m)**



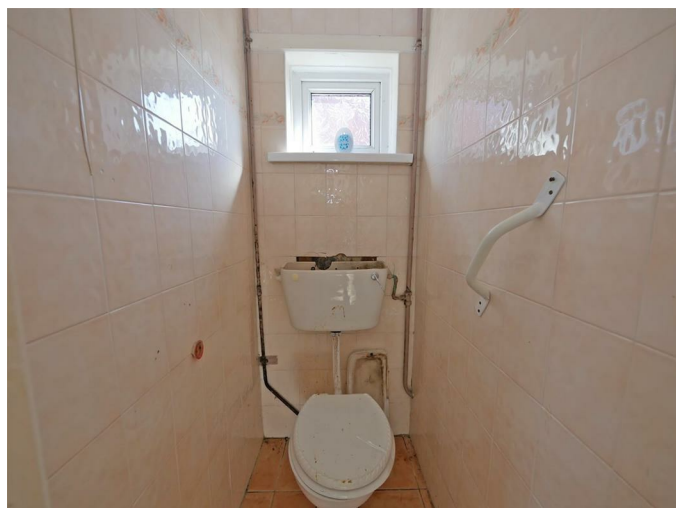
Laminate flooring.

**Bathroom 7'1 x 5'5 (2.16m x 1.65m)**



White suite comprising panelled bath, Electric shower above, pedestal wash hand basin, fully tiled walls, tiled floor, hot press.

**Separate W/C 4'2 x 2'8 (1.27m x 0.81m)**



Comprising low flush w/c, tiled walls.

**Outside**

Off street parking that leads to the rear gardens / garage.

**Front gardens**

Loose stone gardens to the front.

**Garage**

## Rear gardens

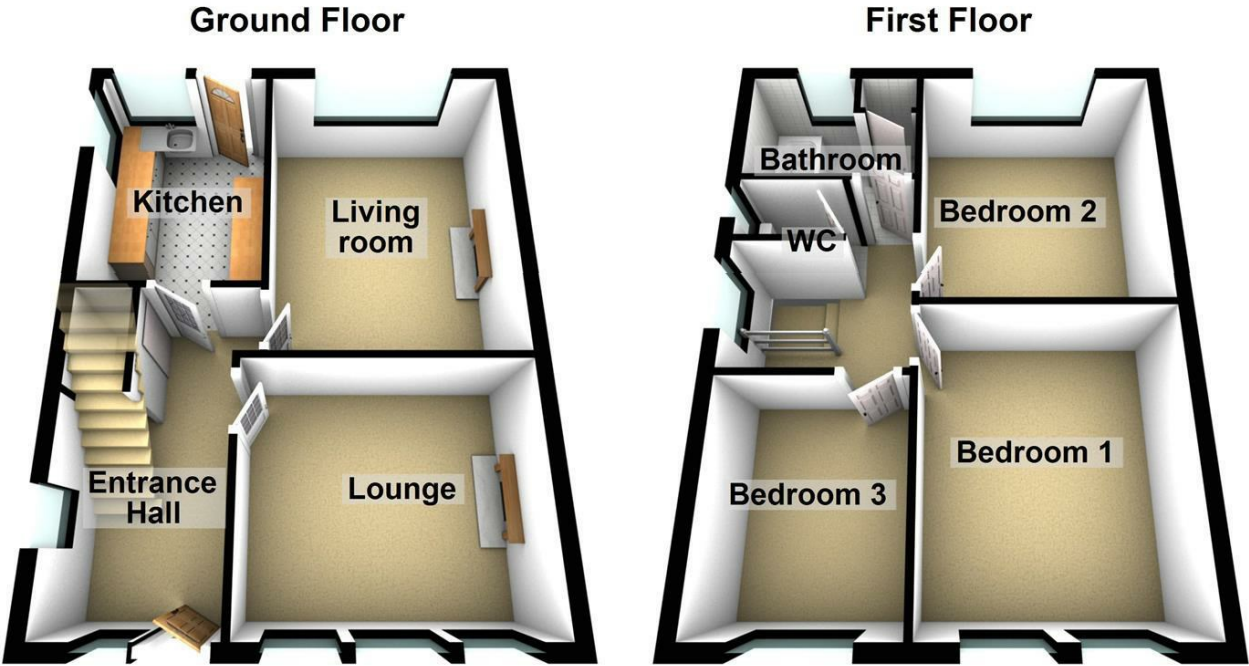


Gardens to the rear laid in lawn with a sunny aspect, outside tap, pvc oil tank, outhouse housing oil fired boiler.

### Note

Lease information - 9900 years from the 13th of June 1951.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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