



## 273 Shore Road , Belfast, BT15 3PW

**Offers Over £105,000**

Superb Opportunity To Purchase This Highly Presented One Of A Kind Townhouse Just A Shorty Commute To Belfast's City Centre.

This modern constructed red brick townhouse has been maintained and presented to the highest standard by it's owners which will have an immediate appeal. The richly appointed interior comprises 2 bedrooms, lounge with attractive fireplace, dining area, fitted kitchen incorporating built-in under oven and ceramic hob and modern white bathroom suite. The dwelling further offer oil fired central heating, uPvc double glazed windows, floored roofspace and extensive use of wood laminate floor covering throughout. A delightful outlook, low outgoings, low maintenance private rear garden combines with a short commute to the City Centre making this the perfect home for first time buyer or investor alike.

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



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## Entrance Hall

### Lounge

10'7" x 10'9" (3.24 x 3.30)

Attractive fireplace, wood laminate floor, panelled radiator.

### Dining Area

13'7" x 10'2" (4.15 x 3.11)

Exposed brick fireplace, understairs storage, wood laminate floor, panelled radiator.

### Kitchen

17'6" x 6'8" (5.35 x 2.05)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob,

stainless steel splashback, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, dishwasher space, partly tiled walls, ceramic tiled floor, double panelled radiator. uPvc double glazed door to rear.

### First Floor

Landing, wood laminate floor, hot-press.

### Bathroom

Modern white bathroom suite comprising walk-in shower, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, towel rail, fully tiled walls, ceramic tiled floor, extractor fan.

### Bedroom

16'7" x 10'8" (at widest) (5.07 x 3.27 (at widest))

Built-in robes, wood laminate floor, panelled radiators, access to roofspace.

### Bedroom

9'3" x 8'2" (2.83 x 2.49)

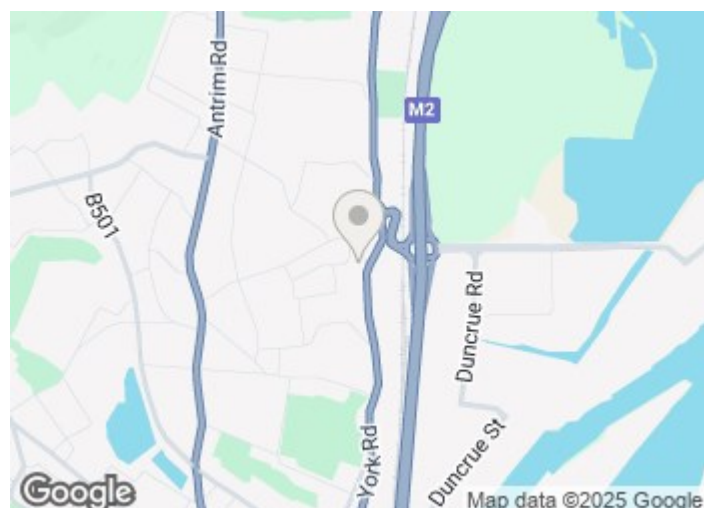
Wood laminate floor, panelled radiator.

### Roofspace

Floored & lighting, velux window

### Outside

Enclosed forecourt. Hard landscaped rear garden in patio, stone pavers, mature hedging, oil tank, outside light and tap.



## Directions







Floor Plan

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