



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 262 Crimea Street , Belfast, BT13 1LX

**Offers Over £134,950**

Modern Constructed End Terraced Refurbished And Modernised To The Highest Standard!

Commanding a superb site this modern constructed end terrace has been modernised and stylishly presented to the highest possible standard. The richly appointed interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen with dining area and luxury bathroom suite including freestanding bath. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs furnished cloakroom, extensive use of porcelain tiled floor coverings and has undergone a comprehensive modernisation programme in recent times.

A superb site just off the Shankill Road, off street carparking, low outgoings and a most convenient location combine to make this the perfect home for young and old alike - Immediate viewing high recommended!

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		

# 262 Crimea Street

, Belfast, BT13 1LX



- Modern Constructed End Terraced
- 3 Bedrooms
- Spacious Lounge, Upvc Patio Doors To Side
- Modern Fitted Kitchen With Dining Area
- Luxury White Bathroom Suite
- Upvc Double Glazed Windows
- Gas Central Heating
- Downstairs Furnished Cloakroom
- Modernised To The Highest Standard

### Entrance Hall

Upvc double glazed entrance door, panelled radiator, partly pvc walls, porcelain tiled floor.

### Lounge Into Bay

12'10" x 14'7" (3.92 x 4.45)  
Porcelain tiled floor, partly acoustic panelled walls, cornice ceiling, double panelled radiator, uPvc double glazed patio doors to off-street parking.

### Kitchen

15'5" x 12'11" (4.70 x 3.95)  
Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, fridge/freezer space, plumbed for washing machine, tumble dryer space, wine cooler, ceramic tiled floor, partly pvc walls, understairs storage, double panelled radiator.

### Rear Lobby

ceramic tiled floor, pvc walls, upvc double glazed door to rear yard.

### Furnished Cloakroom

Wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

### First Floor

Landing, built-in storage, wall mounted gas boiler.

### Bathroom

Luxury white bathroom suite comprising freestanding bath, wash hand basin, low flush wc, chrome featured radiator, fully pvc walls, ceramic tiled floor, pvc ceiling, recessed lighting.

### Bedroom

12'7" x 9'6" (3.85 x 2.91)  
Built-in storage, wood laminate floor, panelled radiator.

### Bedroom

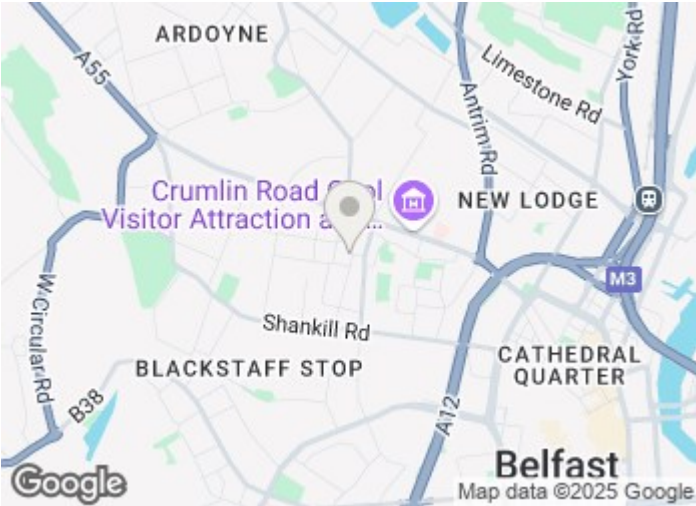
9'6" x 12'11" (2.90 x 3.94)  
Wood laminate floor, panelled radiator.

### Bedroom

9'9" x 7'11" (2.99 x 2.42)  
Wood laminate floor, panelled radiator.

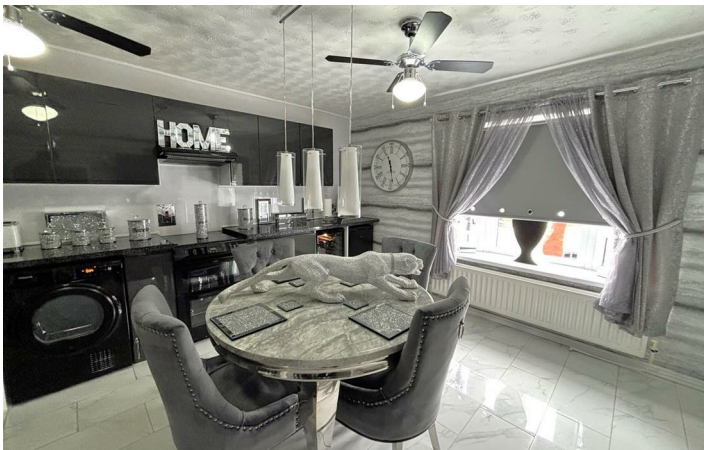
### Outside

Bricked paved off street carparking to rear, enclosed rear yard, bin alley.



### Directions





Floor Plan

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.

