



2a Canmore Street , Belfast, BT13 2NS

Offers In Excess Of £130,000

Superb Red Brick Semi Detached Villa Within A Most Popular Residential Location Just Of The Shankill Road.

A fabulous opportunity to purchase a handsome red brick semi detached villa holding a superb site within a most popular residential location just off the Shankill Road. The interior comprises 3 bedrooms, lounge into bay, dining area, fitted kitchen incorporating built-in under oven and ceramic hob and classic white bathroom suite. The dwelling further offers gas central heating, upvc double glazed windows and wood laminate floor coverings. Gardens front and rear in lawn with a raised timber decking makes this is a fabulous opportunity to purchase a home with unlimited potential ideally suited for those wishing to add their personal stamp to this modern built home. - Internal inspection strongly recommended.

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

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, Belfast, BT13 2NS



- Superb Red Brick Semi Detached Villa · 3 Bedrooms
- Fitted Kitchen Incorporating Built-In Under Oven
- Gas Central Heating
- Classic White Bathroom Suite
- Private Rear Garden With Raised Timber Decking
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Most Popular Residential Location Just Of The Shankill Road

Entrance Hall

Upvc double glazed entrance door, panelled radiator, under stairs storage.

Lounge Into Bay

12'0" x 15'8" (3.66 x 4.79)
Wood laminate floor, double panelled radiator, double dividing doors.

Dining Area

11'1" x 10'0" (3.40 x 3.06)
Wood laminate floor, panelled radiator, uPvc patio doors.

Kitchen

8'0" x 8'3" (2.44 x 2.54)
Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator, uPvc double glazed rear door.

First Floor

Landing. Concealed gas boiler.

Bathroom

Classic white suite comprising panelled bath, pedestal wash hand basin, low flush wc, panelled radiator.

Bedroom

8'3" x 9'6" (2.53 x 2.92)
Wood laminate floor, panelled radiator.

Bedroom

15'7" x 9'6" (4.77 x 2.91)
Panelled radiator

Bedroom

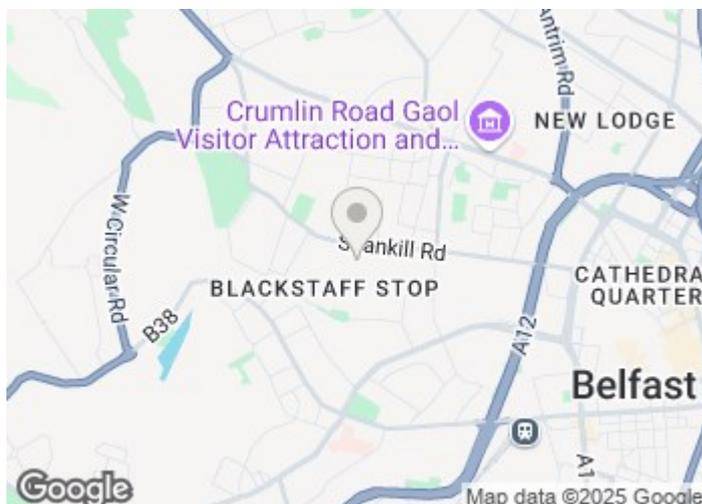
11'6" x 10'11" (3.53 x 3.35)
Built-in robes, panelled radiator.

Outside

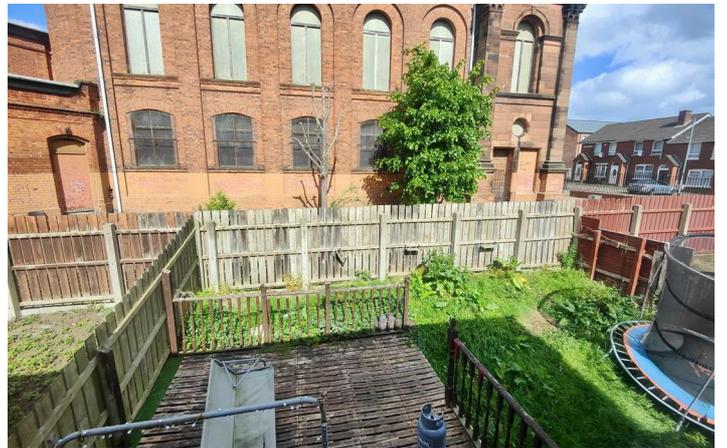
Gardens front and south facing rear in lawns and raised sun deck.

Driveway

Off street car parking.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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