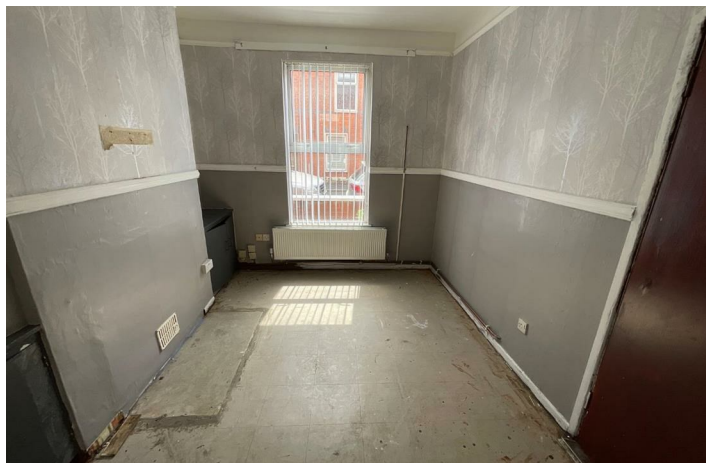
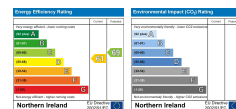




15 Eccles Street  
 Belfast, BT13 3GS

Offers in the region of  
**£85,000**



# 15 Eccles Street

, Belfast, BT13 3GS

Offers in the region of £85,000



A double extended terrace property in a sought after residential location which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises of an entrance hallway, open plan reception with ample dining space, modern fitted kitchen, classic white bathroom suite and three well proportioned bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Eccles Street is conveniently located between the ever-popular Crumlin and Shankill Road's and is close to many leading shops and amenities including Lidl, Iceland and a wealth of independent retailers. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Composite front door, wooden internal door with glass insets leading to:

### Hallway

Panelled radiator, stairs leading to first floor

### Living Room 22'5" x 9'10" (6.84m x 3.02m)

Dual aspect windows allowing for plenty of natural light, under stair storage, 2 double panelled radiators, enclosed electricity meter

### Kitchen 11'9" x 6'2" (3.59m x 1.88m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, plumbed for a washing machine, fridge freezer space, access to rear yard

## First Floor

### Landing

Enclosed storage cupboards housing gas boiler, stairs leading to second floor

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, wet room floor, double panelled radiator

### Front Bedroom 10'7" x 13'3" (3.25m x 4.04m)

Double panelled radiator

### Rear Bedroom 11'3" x 7'10" (3.43m x 2.41m)

Panelled radiator

## Second Floor

### Bedroom 3 14'5" x 13'2" (4.40m x 4.02m)

Velux window, double panelled radiator

## Outside

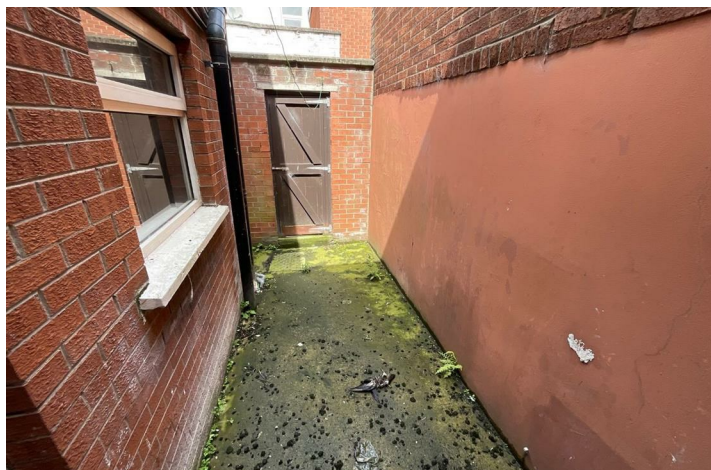
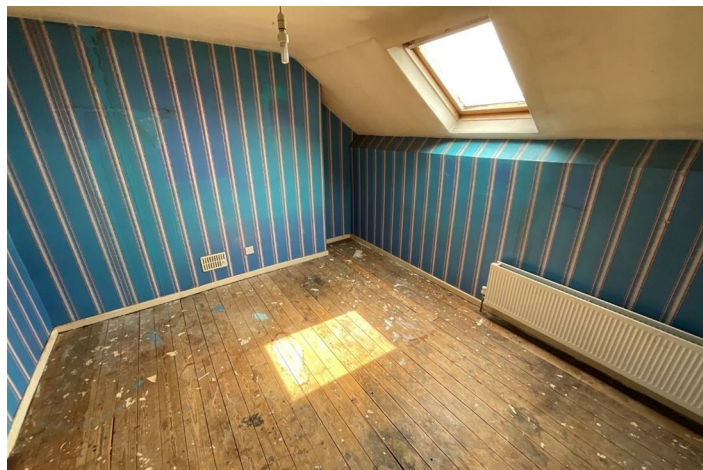


### Front

Brick privacy wall with metal entrance gate, paved courtyard

### Rear

Enclosed yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.