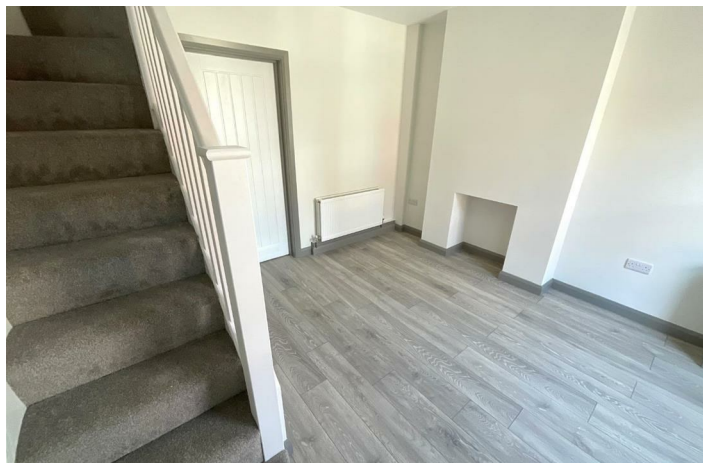
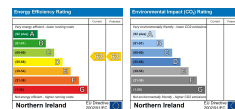




30 Acton Street  
 Belfast, BT13 3GU

Offers in the region of  
**£90,000**



# 30 Acton Street

, Belfast, BT13 3GU

Offers in the region of £90,000



A superbly presented and fully refurbished end terrace in an area of high demand which is sure to appeal to first time buyers and investors alike.

No expense has been spared in the tasteful upgrading of this tremendous property which comprises vestibule entrance, bright reception, brand new fitted kitchen, brand new bathroom suite and two bedrooms. Outside there is an enclosed yard to the rear.

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

Acton 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

PVC front door with glass inset, tiled flooring, hollow core internal door leading to:

### Living Room 12'9" x 11'5" (3.90m x 3.50m)

Wood laminate flooring, under stair storage, enclosed gas and electricity meters, double panelled radiator, stairs leading to first floor

### Kitchen 6'11" x 11'6" (2.12m x 3.52m)

Brand new fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, sink and drainer with mixer taps, extractor hood, plumbed for a washing machine, double panelled radiator, access to rear yard

## First Floor

### Landing

Enclosed storage cupboard

### Bathroom

Classic white bathroom suite with low flush WC, pedestal wash hand basin and panelled bath, panelled radiator, enclosed storage cupboard housing gas boiler

### Front Bedroom 10'1" x 8'3" (3.08m x 2.53m)

Enclosed storage cupboard, double panelled radiator

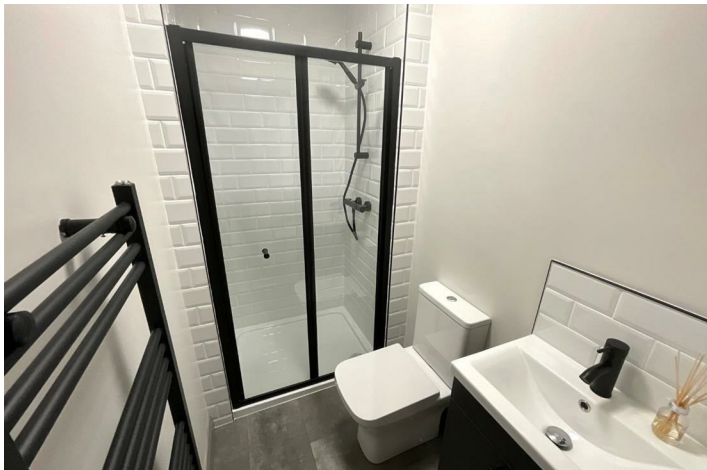
### Rear Bedroom 7'0" x 7'1" (2.15m x 2.18m)

Panelled radiator

## Outside

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.