



61 Bloomfield Road
 Belfast
 BT5 5LS

**Offers In The
 Region Of £190,000**

- Chain Free Semi Detached Home
- Conveniently Located in East Belfast
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three First Floor Bedrooms
- Low Maintenance Exterior
- Close Proximity to Affluent Ballyhackamore
- Oil Fired Central Heating
- PVC Double Glazed Windows & Doors
- Viewing By Appointment Only



| 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 | 48 | 63 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





A stunning three bedroom semi detached, chain free home with high ceilings throughout providing lots of natural lighting to the rooms. On entering the property you are greeted with the impressive, contemporary decor and stunning Dorset Marron patterned floor tiles. The property provides two reception rooms, kitchen, three first floor bedrooms and bathroom with the low maintenance exterior its just perfect for the busy first time buyers or investors alike.

GROUND FLOOR

Extremely welcoming home with bright entrance hallway with the striking patterned tiled flooring and under stair storage. Living room with bay window feature, cornicing and hard wood flooring. Dining area with hard wood flooring, recessed lighting and perfectly placed sliding doors leading to the outside space. The kitchen is fitted with a modern range of white gloss, high and low level units incorporating hob & oven with recesses for washing machine & fridge.

FIRST FLOOR

Striking solid staircase leading to the first floor landing with access to the three bedrooms, two double rooms and one single. Fully tiled bathroom including bath with shower overhead, W.C & wash hand basin.

OUTSIDE

Enclosed front garden area with paving. To the rear you have a private & fully enclosed decked area for those summer evenings to sit out and unwind after a hard days work. On street parking easy accessible for the residents.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Paul McClean from Ritchie & McLean Mortgage Solutions on 07867473086 or email Paul on paul@ritchiemclean.co.uk . Paul is based in our Banbridge Office, 18 Bridge Street, Banbridge BT32 3JS

CONTACT

If you require a viewing please get in contact via phone Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com



61 Bloomfield Road, Belfast

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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