



Site 3 Esther Street, Belfast, BT15 3ES

Offers Over £209,950

EPC Rating

6ix
ESTHER STREET

GROUND FLOOR

Entrance Hall			
Lounge	ft. 14'6" x 11'3"	m. 4.45 x 3.43	
Kitchen / Dining	ft. 11'6" x 10'11"	m. 3.50 x 3.33	
Utility	ft. 6'4" x 4'3"	m. 1.92 x 1.30	
WC	ft. 5'6" x 3'0"	m. 1.70 x 0.95	

FIRST FLOOR

Principal Bedroom	ft. 13'5" x 8'6"	m. 4.10 x 2.60	
Bedroom 2	ft. 12'7" x 8'6"	m. 3.85 x 2.60	
Bedroom 3	ft. 8'1" x 6'7"	m. 2.46 x 2.03	
Bathroom	ft. 6'7" x 6'6"	m. 2.03 x 1.98	



Floor plans are to scale and all dimensions are approximate

THE CHESTER

3 BED TOWNHOUSE | c. 818 sq ft approx

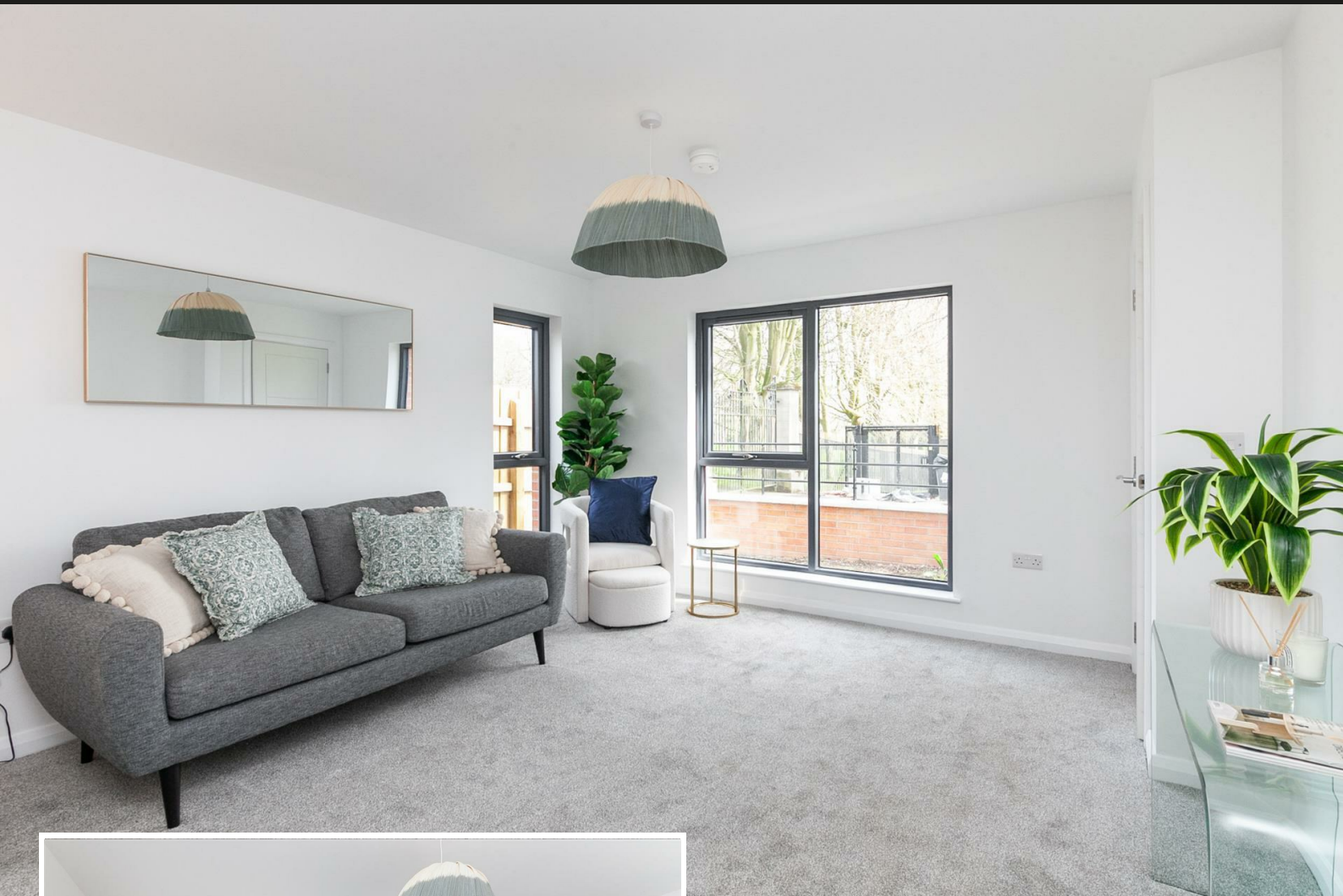
COLIN
GRAHAM
RESIDENTIAL
028 90 832 832
colingrahamresidential.com

pinpoint.
028 9068 2777
pinpointproperty.com

BlueHouse
Development
bluehousedev.com



Site 3 Esther Street, Belfast, BT15 3ES



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

LOUNGE 14'7" x 11'3"

KITCHEN / DINING 11'5" x 10'11"

UTILITY ROOM 6'3" x 4'3"

WC 5'6" x 3'1"

FIRST FLOOR

PRINCIPAL BEDROOM 13'5" x 8'6"

BEDROOM 2 12'7" x 8'6"

BEDROOM 3 8'0" x 6'7"



BATHROOM 6'7" x 6'5"

PLEASE NOTE

Images are examples of specification fitted to site 5 Brantwood Street and for illustration purposes only. We have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary. CGI's are for illustrative purposes only.

Additional options/extras may be considered but they can only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction. This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.





SPECIFICATION

KITCHEN AND UTILITY

Quality kitchen doors, worktop finishes & handles

Soft close doors and drawers

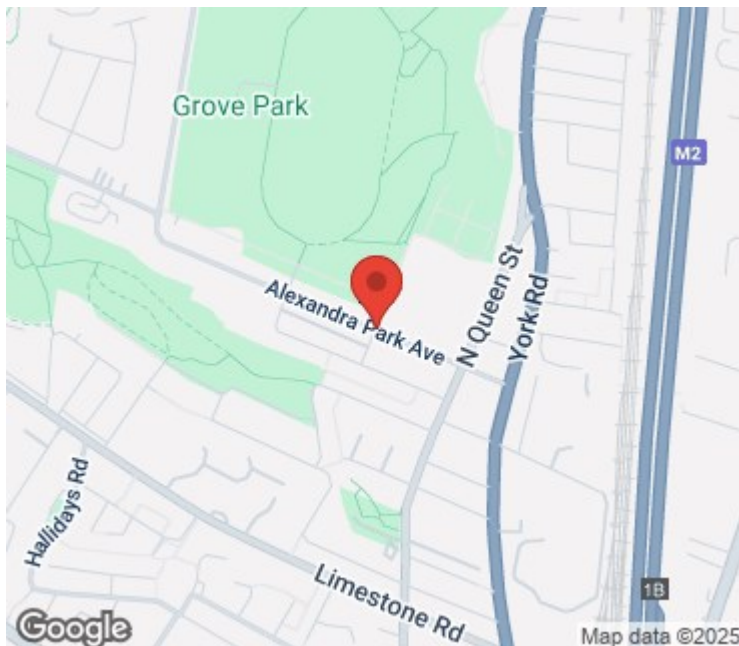
Cooker splashback between worktops and high level units

Ceramic tile flooring from a superior range

Integrated appliances to include electric oven, hob, extractor fan and fridge freezer

Integrated washing machine except where the utility room is provided with free standing washer/dryer

BATHROOM AND WC



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property
Redress
Scheme

Proudly sponsoring

Northern
Ireland
Children's
Hospice

Awards

Telegraph
PROPERTY
AWARDS 2018
in partnership with

Telegraph
PROPERTY
AWARDS 2019
in partnership with

Shortlisted
TheNegotiator
Awards 2018

Shortlisted
TheNegotiator
Awards 2019

THE INVESTORS
IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
AWARDS 2019
REGIONAL AGENCY
OF THE YEAR
NORTHERN IRELAND
GOLD

WE ARE
MACMILLAN.
CANCER SUPPORT