



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

21 Beechwood Street,
Belfast,
County Antrim,
BT5

Offers Over: £135,000

Reeds Rains

reedsrains.co.uk

21 Beechwood Street, Belfast, County Antrim, BT5

Offers Over: £135,000

EPC Rating: D

An exceptionally well-presented mid terrace property which enjoys a very convenient residential location in East Belfast.

Internally offers bright, tastefully decorated and easy to maintain accommodation throughout, a perfect opportunity for those seeking their first home.

Local shops, parks, cycle / walk paths and regular public transport links are all within walking distance whilst Ballyhackamore Village is also close to hand.

For those whom commute daily Belfast City Centre and the surrounding towns are also easily accessible.

Interest within this particular location has a proven track record of late, therefore early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Tiled wooden effect flooring.

Lounge Open Plan To Dining Area

23'3" x 11'1" (7.09m x 3.38m)

Into bay window. Ample dining area. Under stairs storage. Laminated wooden flooring.

Stunning High Gloss Fitted Kitchen

14'5" x 5'8" (4.4m x 1.73m)

One bowl sink unit with dual mixer tap.

Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring gas hob and built in oven with chimney extractor fan. Plumbed for washing machine. Space for fridge / freezer. Built in larder cupboard. Partly tiled walls. Recessed spotlighting. uPVC door

to enclosed rear yard.

First Floor

Bedroom One

14' x 9'5" (4.27m x 2.87m)

Laminated wooden flooring.

Bedroom Two

10'4" x 8'5" (3.15m x 2.57m)

Laminated wooden flooring.

Luxury Shower Room

Comprising PVC panelled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap and PVC splash back. Dual flush w/c. Hot press with Worchester gas fired boiler and shelving.

Landing

Access to roof space via slingsby ladder.

Partially floored with light and power.

Outside

Forecourt to front. Enclosed yard to rear.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.