



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

41 Moorfield Street,  
Belfast,  
BT5

Asking Price: £125,000

Reeds Rains

reedsrains.co.uk



41 Moorfield Street, Belfast, BT5  
**Asking Price: £125,000**

EPC Rating: E

Ideally positioned within this popular residential location, is this spacious end terrace property.

Internally the property offers bright accommodation comprising, two bedrooms, spacious through lounge dining room, fitted kitchen and bathroom with white suite.

Additional benefits include gas central heating, double glazed windows and doors, floored roof space and enclosed low maintenance garden to side and yard to rear.

The property is within walking distance of a wide range of day to day amenities with public transport links for city commuting also easily accessible.

Ideally suitable for a first time buyer or investor alike, early consideration to view is strongly recommended.

**Accommodation**

uPVC double glazed front door to entrance hall, laminate wooden floor.

**Spacious Through Lounge Dining Room**

22'5" x 13'6" (6.83m x 4.11m)  
Bay window, laminate wooden floor, ample dining area.

**Kitchen**

13'6" x 7' (4.11m x 2.13m)  
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, plumbed for washing machine, cooker space, extractor fan, recessed spotlights, under stairs storage, doors to yard and side garden.

**First Floor**

**Landing**

Built in store with gas boiler.

**Bedroom One**

13'6" x 9'9" (4.11m x 2.97m)  
Laminate wooden floor

**Bedroom Two**

10'4" x 8'2" (3.15m x 2.5m)  
Laminate wooden floor, staircase to fully floored roof space, light, power, velux window, under eaves storage.

**Bathroom**

White suite, panelled bath with mixer taps and telephone hand shower, PVC wall covering, tiled floor, chrome heated towel rail, close coupled WC, pedestal wash hand basin with mixer taps.

**Outside**

Forecourt to front.  
Enclosed yard to rear with artificial grass.  
Garden to side, loose stones, brick pavioured patio area, outside light.

**CUSTOMER DUE DILIGENCE**

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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.

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

For full EPC please contact the branch.