



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		EU Directive 2002/91/EC	

41 Moorfield Street,  
Belfast,  
BT5

Asking Price: £125,000

 Reeds Rains

reedsrains.co.uk

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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 paved patio area, outside light.

#### 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> contents

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.