



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>	69	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

25 Strandburn Park,  
Belfast,  
County Antrim,  
BT4

Guide Price: £135,000

 Reeds Rains

reedsrains.co.uk

25 Strandburn Park, Belfast, County Antrim, BT4

**Guide Price: £135,000**

EPC Rating: C

This attractive red brick mid terrace property is positioned within a very convenient & sought after location in East Belfast.

Internally offers bright, beautifully presented and very easy to maintain accommodation throughout with the added benefit of a unique garden space beyond.

This prime address falls within walking distance to local parks, shops & regular public transport links.

Both Belmont and Ballyhackamore Villages are also close to hand whilst Tesco Superstore at Knocknagoney, Holywood Exchange & Retail Park and Belfast City Centre are also close by.

This delightful property is perfect for those seeking their first home in today's market.

#### **Covered Entrance Porch**

Solid wooden front door with glazed inset and side panel to...

#### **Entrance Hall**

Under stairs storage. Laminated wooden flooring.

#### **Lounge Open Plan To Dining / Modern Fitted Kitchen**

19'8" x 14'8" (6m x 4.47m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Integrated four ring gas hob and built in oven with chimney extractor hood. Integrated fridge / freezer. Partly tiled walls. Built in larder cupboard. Laminated wooden flooring. Ample dining area. uPVC door to enclosed rear yard.

#### **First Floor**

##### **Bedroom One**

9'7" x 8'8" (2.92m x 2.64m)

Laminated wooden flooring.

##### **Bedroom Two**

9'7" x 8'9" (2.92m x 2.67m)

Laminated wooden flooring.

##### **Bedroom Three**

6'5" x 5'7" (1.96m x 1.7m)

Laminated wooden flooring.

##### **White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Pedestal wash hand basin with chrome water fall mixer tap and tiled splash back. Close coupled dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

##### **Landing**

Access to roof space.

##### **Outside**

Forecourt to front. Enclosed yard to rear. Outhouse with light & power. Plumbed for washing machine. Gas fired boiler. Garden area beyond bordered by fencing and hedging in lawn.

#### **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/uksi/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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.