

RODGERS & FINNEY

Estate agents and letting specialists

**11 Altnacreeva Close
Belfast
BT8 8HE**



**FOR SALE
£89,950**

- Excellent mid terrace property located in the popular Belvoir area
- Spacious lounge
- Fitted kitchen with ample dining space
- Utility room
- Three good sized bedrooms
- Shower room with a three piece white suite
- Enclosed garden to the front and rear
- Oil fired central heating and fully double glazed throughout
- Offers ease of access to a range of local amenities & arterial routes



THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

uPVC front door leading to an entrance hall, laminate wooden floor

LIVING ROOM: 14' 2" x 14' 3" (4.32m x 4.34m)
Feature electric fire, laminate wooden floor

KITCHEN: 10' 3" x 11' 4" (3.12m x 3.45m)
Excellent range of high and low level units, one bowl stainless steel sink with chrome mixer taps, laminate work surfaces, stainless steel four ring electric hob with stainless steel electric oven, plumbed for washing machine, partly tiled walls, ceramic tiled floor, wooden panelled ceiling.

UTILITY ROOM: 10' 6" x 5' 0" (3.2m x 1.52m)
Built in storage

First Floor

BEDROOM (1): 10' 10" x 10' 1" (3.3m x 3.07m)
Built in storage

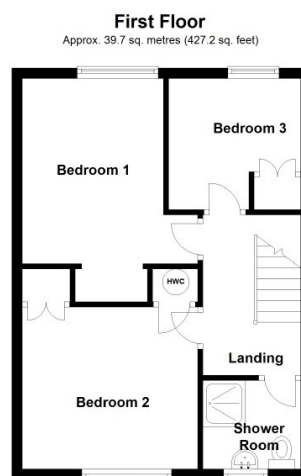
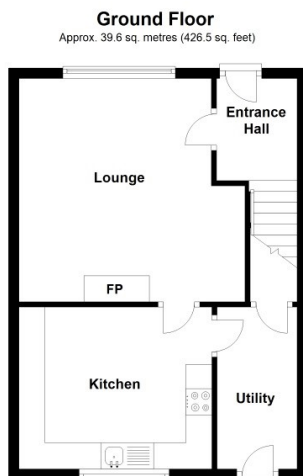
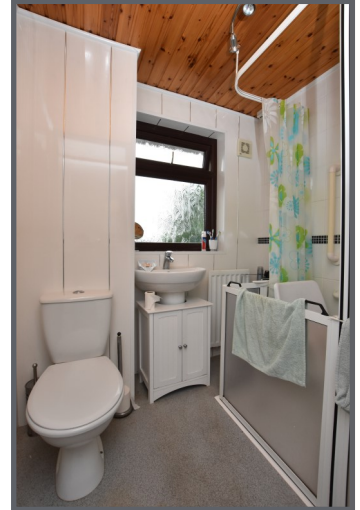
BEDROOM (2): 11' 11" x 10' 11" (3.63m x 3.33m)
Built in storage

BEDROOM (3): 8' 3" x 8' 8" (2.51m x 2.64m)
Built in storage

BATHROOM: 6' 1" x 6' 3" (1.85m x 1.91m)
White suite comprising a walk in shower cubicle with a thermostatically controlled shower, vanity wash hand basin with chrome mixer taps, low flush WC, partly tiled walls, partly PVC panelled walls, extractor fan, wooden panelled ceiling

OUTSIDE:

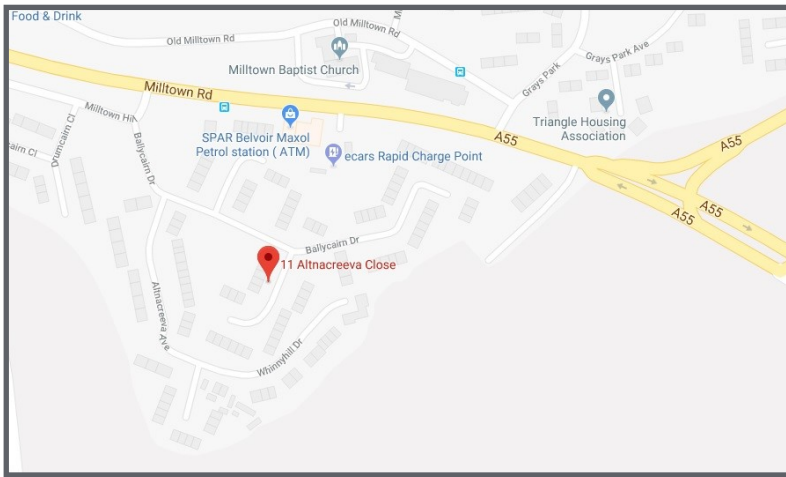
Enclosed paved garden to the rear



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

LOCATION

Travelling along the Milltown Road towards The House of Sport, turn left onto Ballycairn Drive, Altnacreeva Close is the second turning on the right.



EFFICIENCY RATING (EPC)

Current Potential



RATES

The rates assessment for the year 2017/2018 is £586.72 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

FREE VALUATION

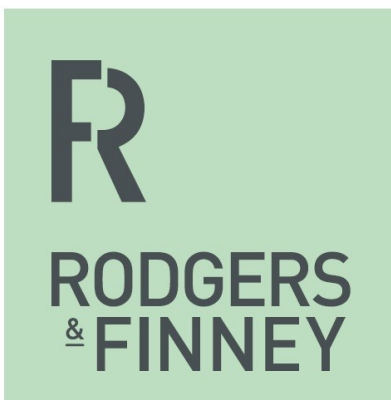
We offer property valuations free of charge.

JOIN OUR MAILING LIST

Keep up to date with the latest news and property listings. Contact us to join our mailing list.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



Estate agents and letting specialists

028 9065 3111

251 Upper Newtownards Road, Belfast, BT4 3JF

www.rodgersandfinney.co.uk

info@rodgersandfinney.co.uk

These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these