



Shaw Street,  
**Price £79,950**

- Mid Terrace Property
- Complete Renovation Required
- Highly Regarded Residential Area
- Two Bedrooms



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Shaw Street, Belmont, Belfast

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Occupying a prime Belmont location is this mid terrace property in need of complete renovation and refurbishment throughout. This fine location is well served by the superb array of day to day amenities on your doorstep within Belmont village whilst Belfast City Centre is just a short commute away. Hollywood Exchange and Retail Park, Tesco Superstore at Knocknagoney and the highly regarded Ballyhackamore Village are only some of the many noteworthy benefits close to hand. The current owners have also obtained full planning permission for a double storey extension and further details are available on request. This property is only suitable for cash buyers only and early inspection is advised. **KEY FEATURES** Mid Terrace Property Situated Within Prime Belmont Location A Wealth Of Day To Day Amenities Are Close To Hand Belfast City Centre Is Just A Short Commute Away Two Good Bedrooms Lounge Open Plan To Dining With Square Bay Bathroom Suite Kitchen Fully Floored Roof Space GFCH Yard To Front And Enclosed Yard To Rear Fully Planning Permission Is Approved For A Double Storey Extension To Rear Only Suitable For A Cash Buyer Only No Onward Chain Early Internal Inspection Is Advised

UPVC FRONT DOOR TO...

ENTRANCE HALL

LOUNGE OPEN PLAN TO DINING AREA

7.04m x 2.90m (23'1" x 9'6")

Into square bay. Under stairs storage.

KITCHEN

2.01m x 1.96m (6'7" x 6'5")

One bowl sink unit with chrome dual mixer tap. Range of high and low level units. Space for cooker. Plumbed for washing machine. Partly tiled walls. Ceramic tiled flooring. Wooden door to enclosed rear yard.

BATHROOM

White suite comprising panelled bath with chrome dual mixer tap. Pedestal wash hand basin with chrome dual

mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls.

FIRST FLOOR

BEDROOM ONE

4.14m x 3.00m (13'7" x 9'10")

BEDROOM TWO

3.02m x 2.62m (9'11" x 8'7")

Gas fired boiler.

FIXED STAIR CASE TOO...

3.76m x 2.79m (12'4" x 9'2")

Fully floored roof space. Velux window. Storage in the eaves.

OUTSIDE

Forecourt to front. Enclosed yard to rear.



For full EPC please contact the branch

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.