

simon**BRIEN**  
RESIDENTIAL

1 Colinview Street,  
Belfast, BT12 7EN



Offers Around £89,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Well Presented Two Bedroom End-Terrace Ideally Positioned just off the Springfield Road
- Easy Access to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Doorstep Convenience to Many Popular Shops, Restaurants, Bars and Eateries
- Two Well Appointed Bedrooms
- Open Plan Living Dining Room with Under Stairs Storage
- Kitchen Diner with Part Fitted Kitchen and Ample Space for Casual Dining
- Family Bathroom with White Suite
- Enclosed Private Low Maintenance Rear Courtyard Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE

### FRONT DOOR

UPVC double glazed front door with glass inset and glass side light

### GROUND FLOOR

### RECEPTION

Laminate effect wooden flooring.

### LIVING ROOM:

**20' 7" x 10' 6" (6.27m x 3.2m)**

Outlook to front access, electric metre access and gas metre. Laminate effect wooden flooring



### KITCHEN:

**11' 8" x 8' 7" (3.56m x 2.62m)**

Fitted kitchen with a range of high and low level units. Laminated effect worktops. Stainless steel single drainer sink with side drainer and chrome top. Built in four ring touch screen ceramic hob. Built in oven and grill. Space for washing machine, space for fridge/freezer and space for casual dining. Vinyl flooring.



## DESCRIPTION

We are delighted to bring to the market this well-proportioned two-bedroom end-terrace property ideally positioned just off the Springfield Road. The location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. The City Hospital, Royal Victoria Hospital and Cathedral Quarter are also within striking distance of the property.

In short the property comprises of: reception hall, living dining room with under stairs storage, kitchen diner with ample space for casual dining, two well proportioned bedrooms and a modern bathroom with white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, no onward chain and an enclosed low maintenance rear courtyard ideal for outdoor entertaining.

With generously proportioned room sizes, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## REAR DOOR

UPVC double glazed access door to rear courtyard

## STAIRS

Stairs to first floor landing. Access hatch to roof space

## FIRST FLOOR

### BEDROOM (1):

**14' 7" x 9' 5" (4.44m x 2.87m)**

Outlook to front



### BEDROOM (2):

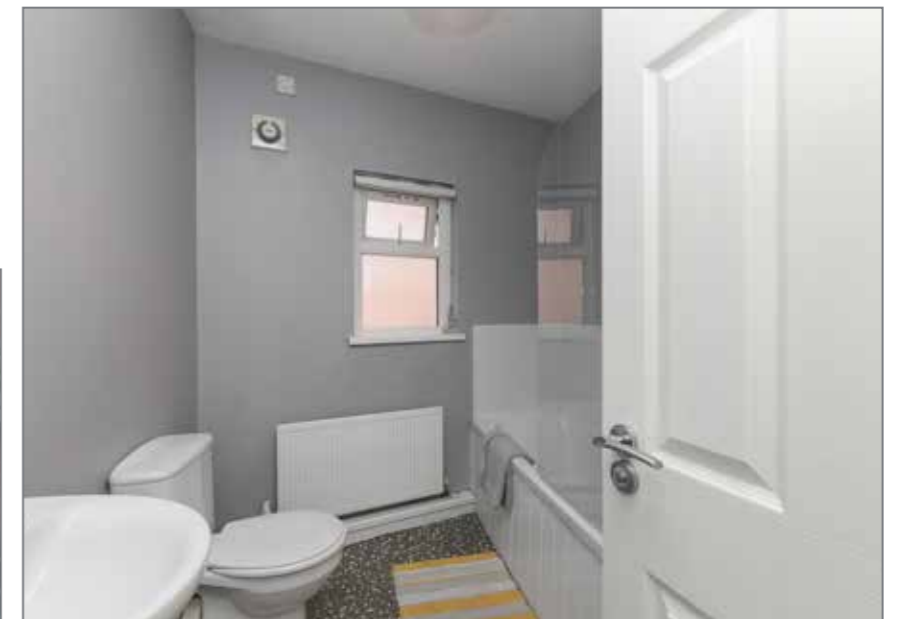
**12' 0" x 8' 8" (3.66m x 2.64m)**

Outlook to rear



## BATHROOM:

White suite comprising of low flush WC, pedestal wash hand basin with chrome taps and tile splash back, panelled bath with fixed glass door, bath with chrome mixer tap and telephone attachment. Part tiled walls and vinyl flooring, frosted glass window and extractor fan. Hot press with access to Worcester gas boiler.



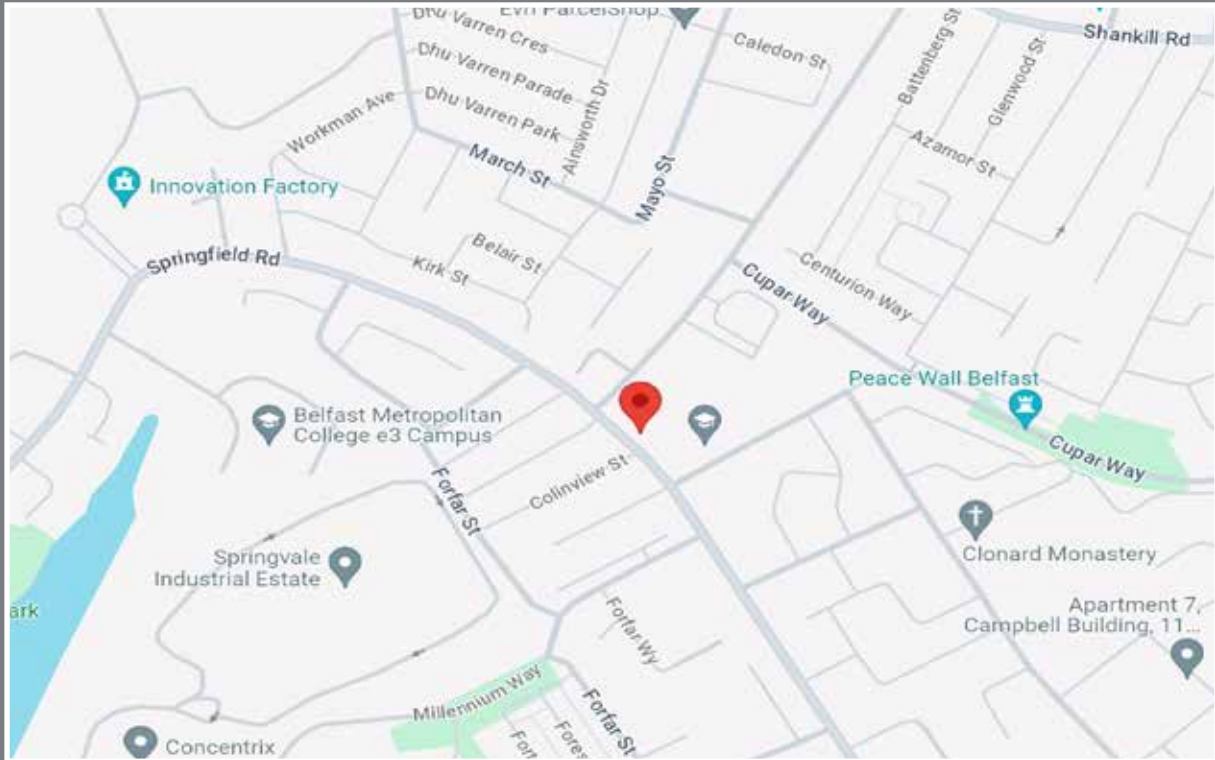
## OUTSIDE

### REAR COURTYARD

Enclosed private rear courtyard with south westerly aspect, outside tap and access to rear for bins.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMck/E/24/SD



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