

FOR SALE



101 Grace Avenue, Belfast BT5 5JJ

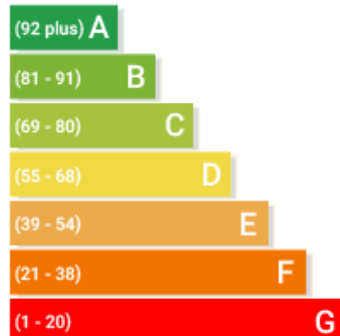
Offers Around £80,000

- End terrace requiring renovation/modernisation
- CASH OFFERS ONLY
- 2 receptions
- Two bedrooms
- Upstairs Bathroom
- Enclosed yard and gardens front, side and rear

Address: 101 Grace Avenue, BELFAST, BT5 5JJ
RRN: 0190-3831-0322-1106-3093

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL



31 Donegall Street, Belfast, BT1 2FG

Tel: 028 9032 5888

www.macfarlanesmyth.com



End terrace in need of renovation in the popular Bloomfield area of east Belfast.

Due to the condition of the property there shall be a strong preference for cash offers.

ACCOMMODATION GROUND FLOOR

FRONT RECEPTION:

3.49m into bay x 2.97m (11' 5" x 9' 9")

REAR RECEPTION:

3.11m x 2.96m (10' 2" x 9' 8½")

KITCHEN:

1.99m x 1.61m (6' 6" x 5' 3")

A small kitchen with door leading to back yard.

FIRST FLOOR

LANDING

BEDROOM (1):

3.09m x 2.96m (10' 1½" x 9' 8½")

BEDROOM (2):

3.03m max x 4.71m max (9' 11" x 15' 5")

BATHROOM:

1.98m x 1.63m (6' 6" x 5' 4")

WC, sink and bath.

OUTSIDE

Enclosed rear yard



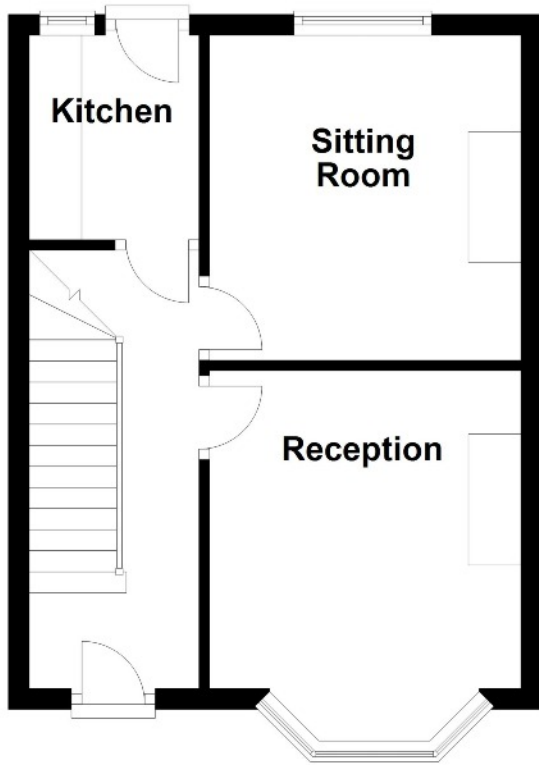
VIEWINGS

Strictly by appointment with Macfarlane & Smyth.

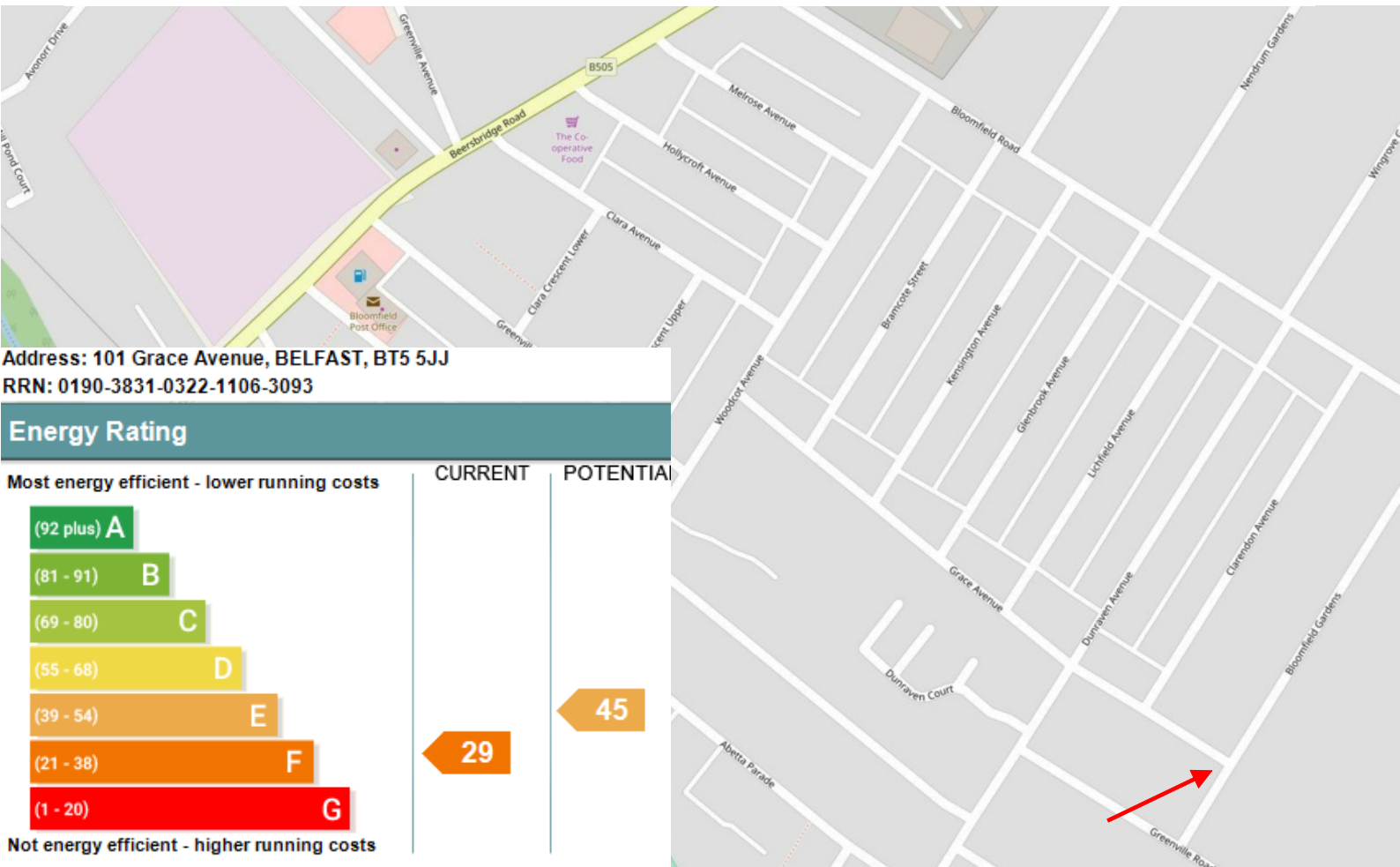
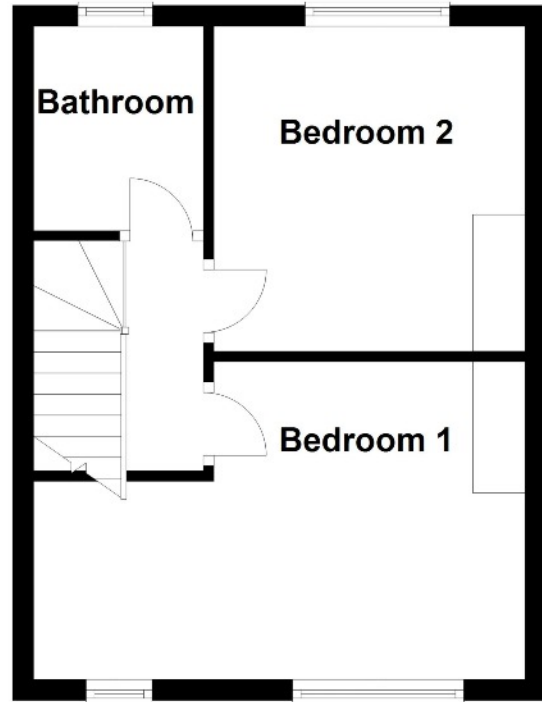




Ground Floor



First Floor



AGENT'S NOTES

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2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
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