

FOR SALE

RESIDENTIAL



3 bedroom end terrace

136 SKEGONEILL AVENUE, BELFAST

- Only 2.5 miles from the City Centre
- Ideal first time buyer or investment property
- Excellent local amenities

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**Lisney**

## Location

The subject property is located on Skegoneill Avenue, approximately 2.5 miles north of Belfast City Centre. Skegoneill Avenue is a well established residential area, accessed off Shore Road. The neighbouring area comprises a mix of residential, recreational and commercial uses to include two food stores, ASDA, Shore Road and Tesco at Cityside Retail Park. The subject benefits from excellent transport links and is situated in close proximity to the M2, providing ease of access to Belfast City Centre, Belfast City and International Airport and the wider motorway network.

## Description

The subject property comprises a three storey, three bed end terrace fronting Skegoniell Avenue. The property has a downstairs kitchen, living and dining rooms, a small enclosed rear yard and outhouse. The property has PVC double glazing at ground and first floor levels with single wooden frame glazing on the second floor dormer window.

## Accommodation

\*Dimensions taken at the widest points

Ground Floor: Living Room 11'3"x9'10" / Dining Room 13'7"x10'7" / Kitchen 9'1"x6'7"

First Floor: Bedroom 1-13'10"x11'4" / Bedroom 2-8'1"x9'9"

Second Floor: Bedroom 3 12'5"x5'3"

## Title

We have been advised that the property is held on a 9,900 year lease from 1948 and is subject to an annual ground rent of £6.

**Rates** Capital Value - £60,000 Rates payable 2014/15 rate year-£424.80

**Asking Price** £60,000 excl.

**EPC** The property has an energy rating of G17.

A full certificate can be made available upon request.

## VAT

All prices and outgoings are exclusive of but may be subject to V.A.T.

Energy Performance Certificate		Northern Ireland
136, Skegoneill Avenue BELFAST BT18 3JR	Date of assessment: 01 September 2014 Date of certificate: 03 September 2014 Reference number: 0558-2959-2818-9304-7015 Type of assessment: RDSAP, existing dwelling Accreditation scheme: Energise Energy Systems Ltd Assessor's name: Mr. Paul Cherry Assessor's accreditation number: EES/005470 Employer/trading name: The Courtyard 21F Dundrum Road, Co Down, Newcastle, BT3 0BG Employer/trading address: No related party disclosure: No related party	01 September 2014 03 September 2014 0558-2959-2818-9304-7015 Energise Energy Systems Ltd Mr. Paul Cherry EES/005470 The Courtyard 21F Dundrum Road, Co Down, Newcastle, BT3 0BG No related party

