

# 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

# Contact:

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### 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

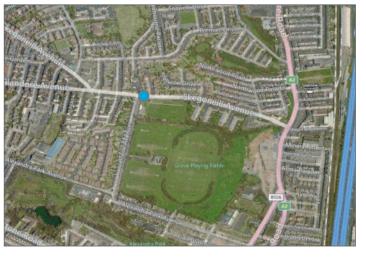
Asking Price £60,000 excl.

**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.









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